

TE30.10.4

From: [kari lie](#)
To: [Toronto East York Community Council](#)
Cc: [Councillor Fragedakis](#); [Joel Weiss](#); [George Pantazis](#)
Subject: Re: development proposals for 995 and 1132 broadview ave.
Date: Monday, February 12, 2018 11:37:08 AM

This is a copy of the letter which I sent to city planner George Pantazis with respect to the two development proposals for 995 and 1132 Broadview Ave.

I have received notice from him that the City Planning Division has recommended that the Official Plan Amendment Application for both of these properties be rejected (TE30.11 and TE30.10).

I strongly hope that the Toronto and East York Community Council, as well as City Council, support the recommendations of the City Planning Division and the Official Plan.

Sincerely,

Kari Lie

From: kari lie <karilialie@hotmail.com>
Sent: January 31, 2018 10:53 AM
To: george.pantazis@toronto.ca
Cc: Mary Fragedakis; Joel Weiss
Subject: development proposals for 995 and 1132 broadview ave.

Hello George,

I attended last week's Community Consultation Meeting on these two developments and am writing to contribute my concerns about these proposals.

First of all, let me say that I appreciated your efforts to control and redirect rude and hostile comments in a very fractious meeting. I am sure it was not an easy position to be in, and you handled it very well.

I would also like to state that I am not opposed to any development on these sites and recognize that our city desperately needs to densify to meet housing needs. I can also see potential benefits to the community from well executed and sensitive development. (for example local retail opportunities and public space such as a library, which came up frequently during the Broadview Avenue Planning Study community meetings).

However, I have concerns about both of these proposals, mainly to do with the height of the buildings. #1132 seemed to me to be a fairly attractive and site sensitive design proposal **with the exception of the height**. An 11 storey building is simply not conducive to neighbourhood sensitive planning. I can see the Salvation Army's concern that as a result of the Broadview Avenue Planning Study their potential height was actually reduced and can possibly see an argument for extending it to 5 storeys as other sites are designated. However, 11 storeys is simply not acceptable in the context of the neighbourhood or the intent of the Planning Study.

I have even more concerns about the proposal for the Whistler's site. Full disclosure, I live across the road in the Skyy building (1048). Once again, my major concern is with height. The proposed 10 storeys is well above the 5 storeys recommended in the Planning Study. (either way, the height will not impact my view, so personal interest is not the reason for my concern). Rather, I feel that the height **and density** of the proposed building are just not suitable for such a small site. This is particularly relevant because the Broadview Ave Planning Study placed great value on this intersection as "the gateway to the valley" and talked about keeping sightlines open as one approaches the valley. This proposed building does **not** fit into this vision.

My other concern with the proposal has to do with its location at a very busy intersection, which already suffers from considerable congestion. For example, any one heading west on Mortimer approaching Broadview can sit in a long line of cars for several lights if there is a bus turning left. To have additional cars from a large building exiting and entering a driveway into this long line of cars is thoroughly impractical and would not be pretty!

I also have concerns for the single family homes adjacent to and across from this building. This is not a suitable transition from low rise to high rise. I particularly feel sorry for the people at #6 Mortimer who bought their home fairly recently and have put a lot of work into it. With this proposal they would have a driveway and loading dock running along the full length of their property, with associated noise, fumes and loss of privacy.

I recognize that when these developers come before the OMB in April it is not the specific design proposals which are being discussed, but the Broadview Ave Planning Study that is being challenged. I sincerely hope that the city stands behind this Planning Study and that the OMB does not throw out the huge amount of thought and effort that went into that document.

Thank you for the opportunity to express my concerns. Please let me know if there is any further way in which I can be heard in this process.

Sincerely, Kari Lie