

Helliwell Place Residents' Association

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HelliwellResidentsAssociation@gmail.com

February 16, 2018

Attn: Ellen Devlin, Administrator
Toronto and East York Community Council
100 Queen Street West, 2nd Floor West
Toronto ON M5H 2N2

Comments for distribution to Councillors of the Toronto and East York Community Council

TEYCC Meeting: Feb 21, 2018

RE: Agenda item TE 30.11 - 1132 Broadview Avenue - Official Plan Amendment Application - Refusal Report

Dear Councillors,

Helliwell Place Residents' Association (HPRA) supports City Staff recommendations that "City Council refuse the application to amend the Official Plan at 1132 Broadview Avenue" as per many reasons City Planning Staff have identified in their Refusal Report, among them:

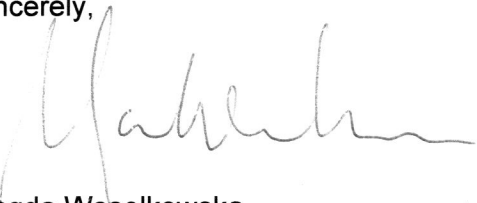
- As far as height and massing, the proposed 11-storey hypothetical building goes against the Broadview Avenue Planning Study (BAPS 2014-2016), the resulting OPA 343/SASP 509, and Broadview Avenue Urban Design Guidelines, as it would be a tall building in an area designated as *Neighbourhoods* and not targeted for growth (from the BAPS, Character Area E, which are existing 2-3 storeys).
- The proposed amendment represents a development, which is not compatible with the surrounding physical context and is inappropriate in scale and would adversely affect nearby houses designated as *Neighbourhoods*.
- The proposed 11-storey building is out of scale and does not adequately transition with the Coach House, a heritage building on site. Further, four other on site buildings have been identified in the *Broadview Avenue Urban Design Guidelines* as having heritage potential and should be considered for conservation.

We agree the property should remain *Neighbourhoods* and that any future development on this site should meet Official Plan policy.

For over two years, many of HPRA's members along with residents of the broader community participated in community consultations for the Broadview Avenue Planning Study to help define a human-scale and liveable planning vision for our area, which better connects us to the area's history and the Don River Valley's natural realm. HPRA recognizes the need for densification, welcomes responsible and sensitive development in our area, and thus continues to support the vision of OPA 343 (passed by Council June 2016) and the Broadview Avenue Planning Study which led up to it. We urge Council to support City Staff's recommendations.

Please keep HPRA informed of all decisions related to Agenda Item 30.11.

Sincerely,



Magda Wesolkowska
President
Helliwell Place Residents' Association

Helliwell Place Residents' Association (HPRA) works to ensure development in our neighbourhood is moderate, human-scale and in line with the community's vision as expressed through the Broadview Avenue Planning Study. Our area encompasses Broadview Avenue (both sides) from Pretoria Avenue up to Pottery Road/Mortimer Avenue (south side) including the Nealon pocket bounded by Jackman Avenue on the east and Fulton Avenue (neither side) on the south. Our name is drawn from the 19th c. Helliwell farm and estate. The Helliwells were one of the three founding families of the Todmorden mills, brewery, distillery and village, and community leaders of their day.

Cc:

Councillor Mary Fragedakis
Kyle Knoeck
George Pantazis