

Helliwell Place Residents' Association

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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 30.10 - 995-1005 Broadview Avenue and 2-4 Mortimer Avenue - Official Plan Amendment and Zoning Amendment Applications - Refusal Report

Dear Councillors,

Helliwell Place Residents' Association (HPRA) supports City Staff recommendations that "City Council refuse the applications to amend the Official Plan and the Zoning By-law at 995-1005 Broadview Avenue and 2-4 Mortimer Avenue" as per many reasons City Planning Staff have identified in their Refusal Report, among them:

- As far as height and massing, the proposed 10-storey (33.2 m excluding mechanical penthouse) building is double the height of what came out of the Broadview Avenue Planning Study (BAPS 2014-2016) and the resulting SASP 509, which is a maximum building height of 5 storeys for Character Area B. It also does not meet the appropriate setbacks and angular planes for new developments in this area.
- The proposed 10-storey development represents an inappropriate scale of development for the surrounding area, and does not appropriately transition to adjacent properties, especially on Mortimer which is low-rise and designated as *Neighbourhoods* in the Official Plan.
- The proposed 10-storey development would absorb and use two *Neighbourhoods* designated properties to designate them as Mixed Use. This goes against the policy objectives of the *Avenues*, SASP 509, and the general intent of the Official Plan to stabilize low-rise neighbourhoods and to respect and reinforce built form character of nearby *Neighbourhoods*.

2-4 Mortimer should remain designated as *Neighbourhoods* and any future development on this site should meet Official Plan policy.

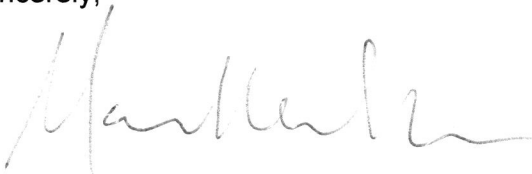
Due to its inappropriate proposed scale, height, massing, setbacks and angular planes, the proposed new development would create other planning issues, for example: increased traffic at an already very busy and narrow intersection, including resulting traffic backups; decrease in available on-street parking; increase in shadow impacts on Broadview and the neighbouring properties; and not protecting the viewpoints to the Don Valley at the intersection of Broadview Ave and Pottery Rd, from the vantage point of approaching from Mortimer Ave (ref. *Broadview Avenue Urban Design Guidelines*, 2016).

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 30.10.

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