

Playter Area Residents' Association
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c/o 19 Playter Boulevard,
Toronto ON M4K 2W1

February 16, 2018

Toronto and East York Community Council
2nd Floor, West, City Hall
100 Queen Street West
Toronto, ON M5H 2N2
By email: teycc@toronto.ca

RE: TE30.10 – 995-1005 Broadview Avenue and 2-4 Mortimer Avenue – Official Plan Amendment and Zoning Amendment Applications – Refusal Report

Dear Members of Toronto and East York Community Council

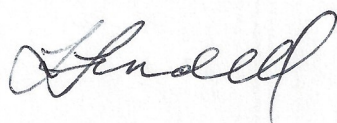
Playter Area Residents' Association (PARA) requests that Councillors adopt City Planning Staff's Refusal Report TE30.10 for both Official Plan Amendment and Zoning Amendment applications. PARA is opposed to the applications on a number of grounds.

PARA supports the vision of OPA 343 passed by Council in June, 2016, which incorporated a tremendous amount of community consultation throughout the Broadview Avenue Planning Study. Members of PARA took part in that process which resulted in Guidelines that outlined suitable intensification. The limits on height, density and zoning reflect the location's character and protect enjoyment of our flanking neighbourhoods.

PARA is opposed to the 995-1005 Broadview & 2-4 Mortimer Avenue application because it goes well beyond what was identified as suitable intensification during the Broadview Avenue Study. Our residents' association is concerned about the impact on our neighbourhood of excessive height and density; impact on traffic, parking and views; pedestrian safety on a busy corner; as well as shadowing and overlook on the adjacent neighbourhood residences.

We hope that Council will uphold the intent of OPA 343 by refusing these applications.

Respectfully,



Liz Lundell
Playter Area Residents' Association
Planning & Development Committee Chair