

Playter Area Residents' Association  
[www.playterarearesidents.com](http://www.playterarearesidents.com)  
c/o 19 Playter Boulevard,  
Toronto ON M4K 2W1

February 16, 2018

Toronto and East York Community Council  
2<sup>nd</sup> Floor, West, City Hall  
100 Queen Street West  
Toronto, ON M5H 2N2  
By email: [teycc@toronto.ca](mailto:teycc@toronto.ca)

**RE: TE30.11 –1132 Broadview Avenue – Official Plan Amendment Application – Refusal Report**

Dear Members of The Toronto and East York Community Council

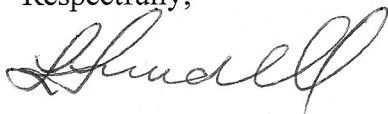
Playter Area Residents' Association (PARA) requests that Councillors adopt City Planning Staff's Refusal Report TE30.11 for an Official Plan Amendment at 1132 Broadview Avenue. PARA is opposed to the application for a number of reasons.

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 limits on height and density to reflect the character of this site's location and protect enjoyment of our flanking neighbourhoods.

PARA is opposed to the application for Official Plan Amendment at 1132 Broadview because it goes well beyond what was identified as suitable intensification during the Broadview Avenue Study. That stretch of Broadview has residential buildings of mostly two or three storeys, or, more rarely, three-and-a-half storeys above grade in small apartment buildings. The height requested in the application would be precedent setting for this character zone and it would create potential for future negative impacts on our neighbourhood. Our residents' association is concerned about the impact of excessive height and density; impact on traffic and parking; as well as shadowing and overlook on the adjacent neighbourhood residences.

We hope that Council will uphold the intent of OPA 343 by refusing this application.

Respectfully,



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