

## Helliwell Place Residents' Association

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HelliwellResidentsAssociation@gmail.com

April 23, 2019

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: April 24, 2019**

**RE: Agenda item TE 5.32 - 954-958 Broadview Avenue and 72 Chester Hill Road - Official Plan Amendment and Zoning Amendment Applications - Preliminary Report**

Dear Councillors,

Helliwell Residents' Association (HRA) supports City Planning Division's recommendations that 1) "Staff schedule a community consultation meeting for the application located at 954-958 Broadview Avenue and 72 Chester Hill Road together with the Ward Councillor", and 2) a "notice for the community consultation meeting be given to landowners and residents within 120 metres of the application site, and to additional residents, institutions and owners to be determined in consultation with the Ward Councillor, with any additional mailing costs to be borne by the applicant."

HRA understands this is City Planning Staff's Preliminary Report and more information will be coming as other City divisions review the subject OPA and rezoning applications.

Thus, generally, HRA agrees with the concerns and impacts raised by the City Planning Division in their Preliminary Report.

For context, for over two years, HRA and many HRA 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.

HRA generally supports the vision of OPA 343 (Broadview Avenue Planning Study) as passed by Council June 2016, and views OPA 343 as an appropriate planning tool in regards to this proposal. We have retained a planner to assist us in our review.

The subject site is located within HRA's territory (see below signature). Buildings immediately to the south, east and north, and the valley slope to the west of the subject property, will be impacted.

HRA's main concerns, raised in the Preliminary Report, include height, massing, heritage, and also light, views and privacy among others. HRA's additional concerns not included in the Preliminary Report include shadowing, wind, overview, tall building separation, increased noise

levels, traffic and safety including preservation of Chester Hill Rd bike lane, changes to aquifer and slope stability, streetscape. This is only an initial list, and further concerns may be identified as we work with our planner.

If City Planning, working with Councillor Fletcher, are to set up a working or stakeholder group to look at the issues raised by this proposal and/or there are any other discussions with the applicant and City Planning, HRA is willing and would expect to participate as long as it is without prejudice to our final position.

Given many residents are away during the summer and given the importance for residents to participate, it would not be representative, and thus it would not be fair, to hold any community consultation meetings and working/stakeholder group meetings in the summer months (July-August).

We note that the Preliminary Report's attached drawings/renderings (p11, 12, 16, 18, 21) do not appear to accurately reflect the height of 980 Broadview (building immediately to the north of the subject site) in comparison to the proposed building. In our review, it appears the proposed building (with mechanical penthouse) is shown in these drawings/renderings as over 3 storeys lower than 980 Broadview (without mechanical penthouse). However, based on a lay calculation of actual storey heights at 980 Broadview, when comparing the two buildings' heights in metres, not storeys, then both buildings are much closer in height than what the drawings/renderings suggest. Basically the proposed building's storeys (from the applicant's architectural drawings) are higher than those at 980 Broadview (a building from the 1970s). Therefore, we respectfully request that staff ensure any diagrams properly reflect the scale of the proposal and adjacent buildings, including on the forthcoming Notice of Proposed Development Application and Public Meeting Sign. A picture is worth a thousand words - it's important that all have an accurate view of what is being proposed.

Thus, in conclusion, HRA makes the following specific recommendations:

- 1. That the following be addressed by City Planning, especially as it relates to 980 Broadview Ave (the building and its unique estimated 1.4 acre green space to the north of the subject site) as well as the buildings to the east including but not limited to heritage buildings (927-931 Broadview), and not only to the lands designated Neighbourhoods to the south: Complete sun/shadow study (east, north and west sides - including at all heights); complete wind impact study; complete view impact study; tall building separation analysis; noise impact study; and traffic/safety analysis including cycling lane on Chester Hill Rd, TTC bus stop on Broadview near subject site, crosswalk at Chester Hill north side.*
- 2. If a working or stakeholder group, or similar discussions, are set up to look at the issues raised by this proposal, and as HRA is willing to participate as long as it is without prejudice to our final position, HRA would expect to be named to/participate in such discussions.*
- 3. If possible community meetings not be held during the summer months and sufficient notice be given.*
- 4. That drawings/renderings in the Preliminary Report and the forthcoming Notice of Proposed Development Application and Public Meeting Sign, should accurately reflect the scale of the proposed building and the adjacent buildings, and in particular including 980 Broadview Ave, and that staff report on the steps taken to ensure the same occurs as soon as possible, and prior to any public and community meetings.*

Please keep HRA informed of all decisions by Toronto and East York Community Council and/or City Council regarding this matter/Agenda Item TE 5.32.

Kind Regards,

Magda Haidelmayer  
President  
Helliwell Place Residents' Association

*:: Helliwell RA 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 (north side) up to Pottery Road/Mortimer Avenue (south side) including the Nealon pocket bounded by Jackman Avenue (both sides) on the east and Fulton Avenue (neither side) on the south.*

*:: Our name is drawn from the 19th century 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. Grant Helliwell was the architect of the heritage designated 19th century Chester Public School.*

Cc:  
Councillor Paula Fletcher  
Kyle Knoeck  
George Pantazis