



Playter Area Residents' Association

Playter Area Residents' Association
19 Playter Blvd.
Toronto, ON M4K 2W1

Feb. 22, 2021

Toronto and East York Community Council by Email: teycc@toronto.ca

**Re: Item 23.55 for consideration on February 24, 2021
954, 956, 958 Broadview Avenue and 72 Chester Hill Road, OPA and ZBA Submission**

To: Chair Perks and Members of Toronto and East York Community Council

I am writing on behalf of Playter Area Residents' Association to express concern with the recent proposal for the above address. The changes between the 2020 Diamond Kilmer proposal and the former Revera proposal are slight. We recall the significant community response to the original proposal, and the current one is not much different. There are four main issues in our view:

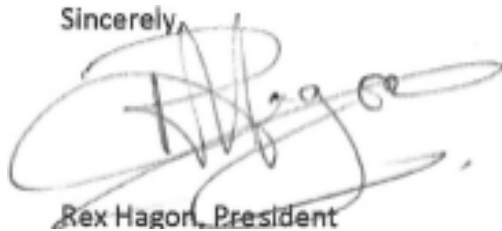
- Height of the proposed tower portion of the development is not appropriate. 51.6 m is not in keeping with Avenues in the Official Plan. Buildings are to be no taller than the width of the avenue right-of-way (20 m in this case). The tower is not mid-rise development and it would impact the enjoyment of many PARA neighbours' properties, particularly those on Fulton Avenue;
- The transition to neighbourhoods does not provide sufficient protection. The angular plane setback is not followed closely enough and the tower height does not provide adequate transition to the Chester Hill homes to the south;
- The number of parking spaces proposed for residents of the new development is totally insufficient and could have serious negative impacts on surrounding PARA neighbourhood streets which are already parking challenged. It is not up to the City or surrounding neighbourhoods to provide parking for new developments...it is up to developers.
- While we appreciate and support the goal of intensification around transit hubs, of which Broadview is one, this needs to be balanced and carried out with respect for the character and nature of the existing neighbourhoods. In this case, the proposed development is surrounded by three of the most important historic neighbourhoods of East Toronto: Todmorden/Chester; Helliwell, and Playter Estates. It is also directly adjacent to one of the most important conservation areas of Toronto, the Don Valley. Finally it is directly next to and needs to more appropriately respect the character of the surrounding neighbourhood.



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We are encouraged by the emphasis on the Diamond Kilmer website on delivering more affordable “family-friendly, ground-related and midrise housing in growing, transit -oriented neighbourhoods.” PARA members appreciate the vibrant community, environmental, heritage and neighbourhood qualities of this gateway area of East Toronto and we welcome compatible development.

We look forward to working with Diamond Kilmer and the City to achieve appropriate development of the site which will respect the character of the area and achieve an appropriate transition to the long established surrounding neighbourhoods. This collaboration could provide a model for realizing the vision of Broadview Avenue which stakeholders identified during the Avenue Planning Study.

Sincerely,

Rex Hagon, President

Cc. Councillor Paula Fletcher