

February 22, 2021

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File No. 20248.00001

VIA E-MAIL

Ellen Devlin, Secretariat
Toronto and East York Community Council ("TEYCC")
2nd Floor, West Tower, City Hall
100 Queen Street West
Toronto, Ontario M4H 2N2

Dear Chair and Members of the TEYCC:

**Re: Item 23.55 - TEYCC Meeting February 24, 2021
954-958 Broadview Avenue and 72 Chester Hill Road, Toronto
Official Plan Amendment & Zoning By-law Amendment Applications
Preliminary Comments from Chester Hill, Cambridge, Thorncliffe Residents'
Association**

We are counsel to the Chester Hill, Cambridge, Thorncliffe Residents' Association (the "**CHCTRA**") with respect to the above-referenced matter. Our client is an incorporated residents' association with members residing in an area approximately bound by Bloor Street East to the south, the southerly limit of Todmorden Mills Park to the north, east of Don Valley Parkway and west of Broadview Avenue. CHCTRA represents over 90 residents.

We write to provide you our client's preliminary comments on the revised official plan amendment and zoning by-law amendment applications that have been assumed and revised by the new owner of 954-958 Broadview Avenue and 72 Chester Hill Road, Toronto (the "**Site**"), Diamond Kilmer Developments ("**Diamond**"). We understand that Diamond now seeks to redevelop the Site with a 16 storey (51.6 metre) tall building, with a 4 storey (over 14.0 metre) attachment and 223 residential units (the "**Development**").

CHCTRA's Position

In summary, our client's position is that the Development, as currently proposed, continues to represent an overdevelopment of the Site. The Site would more appropriately accommodate a mid-rise building typology, and accordingly a redesign of the Development is required. Our client's position is substantially supported by the opinion of its land use planner, Mr. Franco Romano. Mr. Romano's preliminary opinion on the Development is enclosed.

Request

We understand that City staff, through their report before TEYCC dated February 5, 2020 (sic), is recommending “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”.

Our client agrees with this recommendation and seeks to actively participate in the community consultation meeting.

Summary of Issues

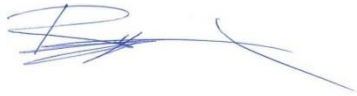
Our client agrees with City staff, and/or Mr. Romano, that the following are preliminary issues with the Development that need to be addressed:

- The appropriateness of a 51.6 metre building in terms of fit within the existing and planned context;
- Whether the lot size of the Site can appropriately accommodate a tall building;
- Appropriate transition to low-rise neighbourhoods to the south;
- The Developments impact to light, view and privacy to surrounding properties and the public realm;
- The Development’s ability to enhance the public realm;
- Shadow and wind impacts;
- Conformity with the Healthy Neighbourhood policies, Mixed Use policies and built form and housing policies in the City’s official plan;
- Regard for applicable City of Toronto urban design guidelines; and
- Conformity with the City’s OPA 343.

Our client looks forward to engaging in community consultation on the Development and is open to direct discussions with Diamond. Should you have any questions regarding the above, please do not hesitate to contact the undersigned.

Yours truly,

WeirFoulds LLP



Raj Kehar

RK

c: Mr. George Pantazis, Senior Planner
Ms. Seanna Kerr, Senior Planner
Diamond Kilmer Developments
Mr. Franco Romano
Client

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February 20, 2021

Dear Joanna Birenbaum, President
Chester Hill, Cambridge, Thorncliffe Residents' Association

**SUBJECT: 954, 956, 958 Broadview Avenue and 71 Chester Hill Road
DK Broadview Inc. Proposal**

I have undertaken a preliminary review of the proposal for 954-958 Broadview Avenue and 72 Chester Hill Road (the "Site"), as currently put forward by Diamond Kilmer Developments.

The proposal is for a 51.6m plus mechanical tall building where a tall building is neither permitted nor supported by the zoning, policy or physical context. The proposal will contain what appears to be 223 residential units.

Overall, it is my opinion that the proposal represents an overdevelopment and over-intensification of the Site. The proposal is in conflict with the physical and planning instrument contexts. It fails to address the applicable foundational planning framework which may support a much more moderate form of development. Accordingly, in my, opinion the proposal is not good planning.

In my view, a redesign of the proposal is necessary in order to address its deficiencies. Such redesign should more closely conform with the Official Plan policies contained in Chapters 2, 3 and 4 including the neighbourhood protection policies found in Section 2.3.1.3 and 2.3.1.4, in particular.

City Council has turned its mind to intensification of land within the neighbourhood context, and this Site, through its Broadview Avenue Planning Study and adoption of OPA 343. The proposal is fundamentally at odds with this Council adopted framework.

More specifically my concerns with the proposal at this juncture include:

- The proposal is in conflict with the Official Plan, in particular the Healthy Neighbourhoods protection policies 2.3.1.3 and 2.3.1.4 and also the built form and housing policies contained in Chapter 3 and the Chapter 4 Mixed Use policies. The resolution of the foundational form and intensity of development building blocks must be corrected as it is instrumental to the ability of the site development to appropriately implement the policy framework.
- The tall building extends deep into the Site so as to be located behind the abutting low rise detached residential neighbourhood. The tall building appears to extend dwelling unit floors to a height of over 51m. Based on the information I have seen I do not believe this height of building is appropriate for the Site.
- As currently constituted, the proposal incorporates substantive development deep into the Site, extending well beyond the Broadview Avenue mixed land use corridor to well within the neighbourhood area. This is not appropriate in this instance.
- The proposal is to demolish the dwelling located at No. 72 Chester Hill Road. This lot currently respects and reinforces the low rise residential neighbourhood, contributing to the prevailing physical character. No. 72 Chester Hill Road currently contributes to the residential amenity and compatibility of the low rise neighbourhood in an appropriate manner, consistent with the physical and planning instrument contexts.

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- The proposal is to replace this dwelling and lot with servicing functions and indeterminate open space. The removal of the lot and the low rise residential housing supply to be replaced with loading and servicing functions is not permitted, nor contemplated, by the applicable planning instruments. This is contrary to the housing and neighbourhood protection policies of the Official Plan.
- Where there is currently an open rear yard with mature perimeter vegetation, the proposal seeks to construct a building block that measures at least 50m in length with a height of over 14.5m extending to include an accessible fifth storey amenity over most of the roof area. It should be noted that the proposed implementing zoning by-law shows a 22m or more building height while the drawings provide for a tall building component that is over 51m in height (plus mechanical). The proposal includes at least 26 south-facing dwelling units with direct exposure to the abutting detached dwelling neighbourhood. The site design and layout of the tall building includes many more south-facing dwelling units which will also generate encroachment impacts into the neighbourhood area.

Do not hesitate to contact me should there be any questions. I look forward to continuing to assist you as the process unfolds.

Thank you.

Yours truly,

Action Planning Consultants

Per:



Franco D. Romano, MPA, MCIP, RPP

Principal