

DIAMOND KILMER

DEVELOPMENTS

June 19, 2023

Toronto and East York Community Council
100 Queen Street West, 2nd Floor West
Toronto ON M5H 2N2

Delivered Electronically to teycc@toronto.ca

RE: 2023.TE6.36, 954 and 956 Broadview Avenue - Residential Demolition Applications

Dear Councillor Fletcher and Members of Toronto and East York Community Council,

We are writing to respectfully request the Toronto and East York Community Council approve the applications to demolish the vacant two-storey semi-detached building at 954 and 956 Broadview Avenue. The June 12, 2023 Building Department Report provides three options, and option #2, approval without any conditions, is appropriate because the subject area will be used for a driveway to access the site to build the residential development, which includes affordable housing and public parkland.

These properties form part of the redevelopment site located at 954, 956 and 958 Broadview and part of 72 Chester Hill Road, where City Council approved a 14-storey building containing residential uses and a ground floor commercial space, which also secures the delivery of a new on-site public park, substantial ravine re-naturalization, significant heritage restoration, and the provision of eight (8) family-sized affordable homeownership units, among other matters, as identified in Zoning By-law 167-2023 (OLT). As part of the redevelopment, to be secured through the site plan approval currently under review (File No. 21 249739 STE 14 SA), the lands at 954 and 956 Broadview will serve as the new tree-lined forecourt, providing safe vehicular ingress and egress to and from Broadview Avenue for the new building as well as opening up views of the south façade of the former Chester Public School House heritage building.

During construction of the new building, the properties at 954 and 956 Broadview will serve as the primary ingress and egress for construction vehicles and material deliveries, in order to create less impact on the community by alleviating the need to use Chester Hill Road as a primary access point.

As described in the Report, demolition permits without replacement buildings have been submitted for 954 and 956 Broadview (Folder Nos. 22 240841 DEM 00 DM and 22 240834 DEM 00 DM, respectively). The buildings are vacant and utilities, including hydro and gas, have been disconnected. Prior to vacancy, 954 Broadview had been utilized as a residential space for the caretaker of the Estonian House building at 958 Broadview and 956 Broadview had been utilized as a management office for the Estonian House Foundation associated with the building at 958 Broadview. Related to the redevelopment, a demolition permit has also been submitted for 958 Broadview Avenue, a non-residential building where partial demolition and heritage restoration will take place (Folder No. 22 240855 DEM 00 DM). Additionally, an

application for the full building permit to construct the new 14-storey building has been submitted (Folder No. 22 242701 BLD 00 NB).

We look forward to receiving the approval from Toronto and East York Community Council for the residential demolition applications as a very important step to bringing this exciting new project to fruition and we appreciate your support on the matter.

Sincerely,

Caitlin Willcocks

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cc. Andrew Wild, Toronto Buildings
Seanna Kerr, Community Planning
Councillor Fletcher, Ward 14