

Helliwell Place Residents' Association
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April 28, 2026

Attn: Cathrine Regan, Administrator
Toronto City Hall
100 Queen St. W.
Toronto, ON M5H 2N2

Comments for distribution to the Chair and Members of the Toronto and East York Community Council

TEYCC Meeting: April 30, 2026

RE: Agenda item TE32.12 - 954, 956 and 958 Broadview Avenue and 72 Chester Hill Road - Official Plan Amendment and Zoning By-law Amendment Application - Decision Report - Approval

Dear Chair and Members of the Toronto and East York Community Council,

I am writing on behalf of the Helliwell Place Residents' Association (also known as Helliwell RA). We represent about 1,500 residents. Our association area extends along Broadview Avenue from Pretoria Avenue to Mortimer Avenue, with a pocket on Nealon Avenue.

The site of the 26 storey (90m with MPH) development proposal - and Official Plan Amendment and Zoning By-law Amendment Application before you - is within our association area.

We have reviewed the City Planning *Decision Report* dated April 14, as revised April 28, 2026.

Our Association has been engaged in the community and specifically on this site for over a decade, including through the 2016 Broadview Avenue Planning Study and, more recently, the 2021 Ontario Land Tribunal settlement with DK Broadview Inc. That process - carried out with the City, DK Broadview Inc., and the CHCT Residents' Association - resulted in a 14 storey (50.5 m with MPH) proposal that balanced increased density with a built form more appropriate to this narrow site, while securing meaningful community benefits.

The current proposal, at 26 storeys (90m with MPH), represents an excessive increase in height and massing for this location and a marked departure from the 14 storey (50.5 m with MPH) OLT approved proposal. While we recognize that provincial and municipal planning policies have changed significantly, particularly within Major Transit Station Areas (e.g. Broadview PMTSA), the scale of this proposal is a disproportionate overintensification within the existing and planned context.

Since the summer of 2025, the Helliwell RA has continued to engage constructively with DK Broadview Inc., also reaching out to Councillor Fletcher, as well as later with City Planning, to address concerns and improve the proposal. From the onset we recognized design improvements in the new 26 storey proposal - except for the height and massing.

This engagement with Ty Diamond and his team at DK Broadview Inc., as well as comments from the December 2025 Community Consultation Meeting, has led to a number of further positive revisions, including a simplified building design with the removal of wrap around balconies (however only to the 9th floor), proposed wind mitigation measures at grade, a revision of the groundwater and slope stability analysis, and an increase in the proportion of larger, more livable units up to 31%. We appreciate the openness of these discussions and the efforts made by Ty Diamond and his team to address these community concerns.

We also acknowledge and fully support DK Broadview Inc.'s commitment to maintaining the community benefits originally secured through the 2021 OLT process, including the restoration of the 1891 Chester Public School heritage building, eight affordable home ownership units, on-site parkland, land conveyances, bird friendly window measures, and public realm improvements. These reflect community priorities. We also note the applicant's recent additional \$200,000 contribution toward capital improvements in the vicinity of the site.

While these benefits are meaningful and appreciated, they do not offset our concerns regarding the proposed 26 storey (90m with MPH) height and massing.

Should Council choose to approve, we respectfully ask that all identified community benefits continue to be secured; that further efforts be made through the Site Plan Approval process to reduce impacts on neighbouring properties by refining the design (i.e. wind impacts, shadowing, privacy and overlook, landscaping, bird friendly window treatment considerations), and ensure the Helliwell Place Residents' Association is included in ongoing consultation through the Site Plan Approval and Construction Management Plan stages. This is in line with DK Broadview Inc. committing to maintaining the community benefits and working with the Helliwell RA, among other stakeholders, on detailed design through the Site Plan Approval process as well as on a Construction Management Plan.

The Helliwell RA remains committed to working constructively with DK Broadview Inc., City Planning, Councillor Fletcher, and the broader community to support outcomes that balance growth with the character and livability of the neighbourhood.

We would appreciate being kept informed of all decisions related to this application (Agenda Item TE32.12).

Thank you for your consideration.

On behalf of the Board of the Helliwell Place Residents' Association, kind regards,

Magda Haidelmayer
President
Helliwell Place Residents' Association

:: Helliwell RA is a volunteer-led not-for-profit corporation established in 2017 (beginning in 2015 as an informal committee).

:: Helliwell RA is committed to improving neighbourhood quality of life, mainly through active participation in municipal planning issues affecting our residents.

:: The Helliwell 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.