



Todmorden Mills Wildflower Preserve

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April 29, 2026

To: Toronto and East York Community Council

Re: 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
(Ward 14 - Statutory: Planning Act, RSO 1990)

We are very concerned about the possible impacts on the ravine of this large, proposed development on Broadview Avenue, which has doubled in height from the original proposal. There will be many negative environmental impacts at the site, but the worst impact from the proposed development for the ravine will be that the depth required to create the underground parking may intersect groundwater seepage and this loss will impact the beautiful and important wetlands at the Preserve, perhaps reducing the water flow to a point where special wetland adapted plants will not survive. In short, it will may no longer be an Environmentally Significant Area.

The Preserve is designated on the Official Plan on Map 12 as Environmentally Significant Area #80. One of the reasons for this designation is that it **“contributes appreciably to the healthy maintenance of a natural ecosystem beyond its boundaries, such as ...serving as a water storage or recharge area”** (O.P. Chapter 3,3.4,13d) and **“substantial seepage supports additional diversity and contributes to amphibian breeding areas.”** (Toronto ESA Study: Todmorden Mills, June 2012). **The groundwater seepage throughout the site is of vital importance to the ecological integrity of the site.**

Todmorden Mills Wildflower Preserve is a volunteer stewardship group which works in the natural area of Todmorden Mills Park in Ward 14. It was named by the late Charles Sauriol ,a prominent conservationist and author who was a founding member of the Preserve. It is a small location – just under 10 hectares, a part of the Don Valley Watershed. We have worked for many years to remove invasive plants, plant native plants with community and youth, conduct guided walks and enhance existing wetlands on site. We currently mentor and assist Toronto Nature Stewards to expand stewardship to ravines in every ward in the city.

We are asking for:

- 1. A Wetland Water Balance Risk Evaluation to be conducted by TRCA Hydrologists and**
- 2. A full hydrogeological report on the impact of the proposed development on the groundwater**

Thank you for your attention to this letter. Preserving the integrity of the remaining natural spaces in our city is a goal in all the recent strategies and reports, but that means nothing if protection cannot be carried out on the land, supported with clear political will.

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