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## PARA Newsletter April 1, 2017

### OUR COMMITTEE'S:

- **PARA Urban Forest**-Rolf Struthers is Chair  
[rolf.struthers@gmail.com](mailto:rolf.struthers@gmail.com).
- **PARA Beautification** - Anne Ellis is Chair  
[esstudio@rogers.com](mailto:esstudio@rogers.com).
- **PARA Planning & Development** - Liz Lundell is Chair  
[liz.lundell@rogers.com](mailto:liz.lundell@rogers.com)
- **PARA Parking and Traffic** - Bowen Tritter is Chair  
[bowen@tritter.ca](mailto:bowen@tritter.ca))
- **PARA Social Committee** – Benita Black is Chair  
[familynoir@rogers.com](mailto:familynoir@rogers.com))

### OUR BEAUTIFICATION COMMITTEE WOULD LIKE TO SHARE OUR LATEST NEWS.

The PARA Beautification Committee made a substantial presentation of a draft conceptual plan for an improved street presence at Playter Blvd. and Danforth Ave., the historic main entry to our neighbourhood. The meeting discussion provided momentum to work further with various city agencies for additional creative ideas. One proposal, a painted mural, was of interest. However siting is an issue so that too will be reviewed. There will be continuing updates on various aspects of the plan at future PARA meetings. Please attend! Your opinion is important.

### HELP MAKE OUR NEIGHBOURHOOD EVEN GREATER! STOP OVER-DEVELOPMENT!

#### UPDATE:

The PARA Planning and Development Committee has been closely monitoring some recent appeals to the Ontario Municipal Board (OMB) by landowners along Broadview. Here is some background to what has occurred thus far.

The City of Toronto Official Plan designates Broadview as an "Avenue", which anticipates "intensification" and "re-urbanization". Development guidelines for an "Avenue" are based on an "Avenue Study". The Broadview Avenue Planning Study (BAPS) was completed in April, 2016, following eight meetings with our community - four meetings of the Stakeholders Advisory Committee, comprised of residents and business owners, and four Community Meetings.

Upon completion of the BAPs, and based on its guidelines, the City of Toronto then passed Official Plan Amendment ("OPA") No. 343, in June, 2016.

The main part of OPA 343 is Site and Area Specific Policy 509, which generally states that buildings along Broadview should have a height limit of five or six stories, and that the highest story be stepped back, away from the street. It also specifically deals with three properties on Broadview (958, 1015 and 1099), one of which is the Estonian House (958), stating that development of these properties should be "in mid-rise and low-rise form". It is questionable as to what is meant by "mid-rise". Would the 6 storey limit apply?

Three land owners have appealed to the OMB - Estonia House, Gordian Foods, which owns Whistlers, and the Salvation Army. Two of the properties are north of the Playter area. Estonia House is directly across Broadview from the Playter area (between Browning and Fulton). The appeal from Estonia House, requests "...that the site be excluded from the recommended Site and Area Specific Policy 509 and the urban design guidelines ..."

**Note: These OPA appeals are not specific development applications for specific building proposals. This is just a first step, which would make the second step (a building proposal) easier.**

The fear is that this is the thin edge of the wedge, and that if these developers manage to obtain significant height changes to the OPA, it may not bode well for future development applications further south on Broadview.

The OMB has scheduled a preliminary, logistical "pre-hearing", covering all three appeals, for April 26, 2017, at 10:00 a.m.

**(Continued on next page),**

The PARA Planning and Development Committee has met with our neighbours east of Broadview - Helliwell Place Residents Association and Chester Hill Residents Association, in order to figure out what, if anything, PARA should do, in an effort to help the City of Toronto defend its OPA at the OMB.

The choice is whether PARA should apply to become a "party" or a "participant" at the OMB appeal hearing, or whether PARA simply urge our members, as individuals, to ask to be a "participant". The PARA Planning & Development committee have scheduled 2 more meetings prior to the pre-hearing to decide the best course of action.

A "party" to the OMB hearing would likely be able to be at the "table" if there are settlement discussions, especially if there is a mediation session prior to any formal hearing. A "participant" has the right to make a statement only.

**If you can, please attend the pre-hearing as a "participant" and state that you are a member of PARA whom has worked hard to develop a plan that works for the city, development and our neighbours. Pre-hearing set for Wed. April 26<sup>th</sup>, 10am, 655 Bay St, Toronto, ON M5G 2K4. See notes above Estonian House picture.**

#### **OUR THANKS**

Thanks to all who signed up to join our Committee's or as Street Reps at our General Meeting on February 22, 2017 but we still need more Street Reps and members. Our next meeting is April 26, 2017

President: **We need a President** please step forward.

Vice President: Konstantine Balkos- to be voted in at AGM

Secretary: Rusty Stewart

Treasurer: Stephen Sibalis

Membership Co-ordinator: Lola Bratty

Communications: Joanne Hutchinson-to be voted in at AGM

**STREET REPS: Two per street if possible!**

**BROWNING AVE.** Alison Forrester **ELLERBECK ST.** Angela Mandalas. **BAYFIELD CRES.** Elizabeth Lorimer **BUTTERNUT AVE.** Gillian Arclaire

**HURNDALE AVE., JACKMAN AVE., FULTON AVE., & PRETORIA AVE.** – STILL NEED AT LEAST ONE REP.

**PARA URBAN FOREST Committee** By the end of 2015 we had commissioned and received The Playter Forest Management Plan from four students in the Masters of Forest Conservation (MFC) program at the U of T. By the spring of 2016 we raised funds (thanks to our generous residents) to hire a Phd student from the same program for an internship to conduct an inventory of the Playter Area's trees. We are eagerly awaiting the final version of The Playter Forest Inventory 2016. Our next steps in our management plan are to determine what are the ideal native species for our area, how to get them planted and the most suitable locations.



ANNUAL GENERAL  
MEETING OF PARA ON  
April 26, 2017.

From 7:00-9:00pm

HURNDALE ROOM,

EASTMINSTER UNITED  
CHURCH

310 DANFORTH AVE.

If you can, please attend, The OMB pre-hearing as a "participant" which will be held on Wed. April 26<sup>th</sup>, 10am, 655 Bay St, Toronto, ON M5G 2K4. Please state that you are a member of PARA whom has worked really hard to develop a plan that works for the city, development and neighbours via the Broadview Avenue Planning Study (BAPS). The more people who attend, the better chance we have of retaining the 6 storey building limit on Broadview. Our main issue at present is regarding Estonian House-958 Broadview Ave. but the results of this pre-hearing will influence future development on Broadview.



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