

EY. 26.5 Refusal Report – 3002-3014 Islington Ave.

10 Problems with Development Application 3002-3014 Islington Ave.

Humber Summit Residents' Association

Our principal concern now is that the number of townhouses at **60 still remains too many for the size of the property: only 2.42 acres**. According to Niall Stewart, Executive Vice-President of the Daniels Corporation, a major developer in the GTA, **14-18 townhouses per acre** is the accepted industry standard. If we were to take 18 townhouses per acre – the maximum – on a 2.42 acres site, only 43 would be built.

We respect the fact that the developer is entitled to a reasonable return on his investment. However, just a few less than the 60 Townhouses would allow the developer to address the concerns detailed in the **Refusal Report and identified by residents** that would bring the site plan in line with the **Official Plan, Provincial Policy Statement and Development Policy Infrastructure and Standards (DIPS) including:**

1. a **public street** could be created through the development, rather than a private street with a condominium tenure
2. **more turn-around space** for emergency vehicles and garbage/recycling collection
3. individual **setbacks could comply with the standards for townhouses** (especially on Muir Ave.)
4. the **transition** to the adjacent detached houses on Muir Ave. would be more appropriate with the “semi-look” design
5. **DIPS** could be followed (e.g. sidewalks in front of internal blocks)

6. **Traffic congestion and safety at intersection of Islington and Muir Ave.** needs to be improved – presently a high incidence of accidents only likely to become higher with this development
7. **Only 12 Visitor Parking Spaces - overflow would be on neighbouring streets: Muir Ave. and Larchmere Ave.**
8. **One handicapped accessible parking spot** in the most inaccessible location in the site plan in the north-west corner of site.
9. **Insufficient green space** has been incorporated for a children's playground or any public place for social interaction
10. **No Accommodation at Local Public and Catholic Schools**

Grant Evers
VP Humber Summit Residents' Association
November 13, 2017