

## North York Community Council

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**From:** France Rochette <france.rochette@gmail.com>  
**Sent:** Monday, October 16, 2017 8:29 AM  
**To:** North York Community Council  
**Cc:** Sahra Toronto; Old Orchard Grove Resident Association; Pam Main; Debra Satok; Donna MacCandlish; Jess Hungate; Diane Silver; Al Rezoski; Joe Nanos; Mary Carrier; Councillor Carmichael Greb  
**Subject:** 1580 Avenue Road  
**Attachments:** OOGRA 1580 Avenue Rod October 15.pdf

North York City Council,  
OOGRA submits the attached letter for your consideration of item 25.3 to be discussed at 10:15am tomorrow.

Thank you.

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France Rochette  
Chair OOGRA

# Old Orchard Grove Ratepayers Association

[Oogra.toronto@gmail.com](mailto:Oogra.toronto@gmail.com)



Dedicated to the harmonious evolution of our neighborhood

Covering the area enclosed by Avenue Road, Bathurst St, Lawrence Ave and Wilson Ave.

October 15, 2017

North York Community Council ([nycc@toronto.ca](mailto:nycc@toronto.ca))

Agenda Item NY25.3 Oct 17, 2017: Final Report - Zoning Amendment Application - 1580 Avenue Road

## Members of the North York Community Council

The Old Orchard Grove Ratepayers Association is an incorporated non-profit association that represents residents in the area of the development. OOGRA supports the principles of the Avenue Road Avenue Study (2009) which were formally enshrined in the City's Zoning By-laws and we appreciate that the Owner and City Planning Staff have brought forward a project that is largely consistent with the spirit of the Avenue Road Avenue Study.

OOGRA requests the following:

- Per City Planning's assessment: "the owner for 1580 Avenue Road, to revise the project plans to the satisfaction of the Director of Community Planning, North York District, to be contained within a 45 degree angular plane projected over the entire lot from the surface of the centre-point of the Avenue Road Right-of-Way, to be in general compliance as required in Zoning By-law 107-2010, Section 2(c)(iv)". **OOGRA asks North York City Council to respect the 45 degree angular plane as a key requirement in keeping with Planning Best Practices and By-Law 107-2010.**
- Section 37 monies in the amount of \$694,000 to be used towards park and streetscape improvements in the area **in consultation with the Community.**
- That the Building meet the new City Guideline that 10% of the units be 3 bedrooms units. OOGRA is not aware of any 3 bedrooms being offered.
- That a 3<sup>rd</sup> level of parking be offered per original plans and include public parking also as originally planned.
- In accordance with Chapter 415, Article III of the Toronto Municipal Code the applicant is required to satisfy the parkland dedication requirement through cash-in-lieu.. **OOGRA asks City Council to properly assess and collect Cash in Lieu associated with this development.**
- The owner is required to install and maintain at no cost to the City a publicly-accessible parkette located adjacent and to the south of the site on the City's public-right-of-way land.

We trust that North York City Council will take the above into consideration and look forward to this development meeting the required By-Laws and contributing to the neighbourhood in a positive way!

Sincerely,

France Rochette

Chair OOGRA

# **Old Orchard Grove Ratepayers Association**

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**Covering the area enclosed by Avenue Road, Bathurst St, Lawrence Ave and Wilson Ave.**

**Email: Sheila Dunlop (SAHRA)**

**Pam Main, Debra Satok (OOGRA)**

**Jess Hungate (Bedford Glen YCC 494)**

**Councillor C. Carmichael Greb**

**Joe Nanos, Al Rezoski, Diane Silver**