

Toronto and East York Community Council  
City Hall  
100 Queen St. W.  
Toronto, ON M5H 2N2

Dear Councillors,

**Re. TE27.8 - 14 Dewhurst Blvd. - Official Plan Amendment and Zoning Amendment Applications - Final Report**

Please see attached correspondence that was provided to Councillor Fragedakis regarding parking and construction management concerns related to the proposed development at 14 Dewhurst Boulevard.

Regards,

A handwritten signature in black ink, appearing to read 'Yvonne Choi', is written over a faint, dotted rectangular box.

Yvonne Choi

24 August 2017

Dear Councillor Fragedakis,

**Re: 14 Dewhurst Street - OPA/Rezoning/Site Plan Application**

I am a registered professional planner. However, I am writing to you as a community resident. My husband and I are the owners of the house at 2 Strathmore Boulevard, located across the street from the proposed 32-unit residential development at 14 Dewhurst Street. We moved into our house in September 2016, and therefore were not part of the community consultation meetings held earlier in 2016.

We are generally in supportive of the proposed development, but do have a few concerns, specifically regarding the proposed parking and construction management. I have written to the City planner George Pantazis, who recommended that I contact you regarding my concerns.

**Proposed Parking Concern**

I have reviewed NexTrans Engineering's parking study dated 20 October 2015, which I do not believe provides a robust and rigorous justification for the reduced parking requested by the applicant. I have concerns with their use of traffic zone data for apartment dwelling types as a benchmark for justifying the reduced parking ratio. Apartment dwellings in this specific area are a poor comparison with the proposed development, which will have a completely different demographic than the existing rental apartment buildings in the area. Given the high price of the condo units for the proposed development, I expect the car ownership rate will be higher than 0.6 vehicles associated with the rental apartments in the area.

My concern is that the proposed development may underestimate the car usage, resulting in new residents and their visitors parking on the street, exacerbating a current situation where it is often difficult to find parking (for both existing on-street permit holders and visitors). The lack of on-street parking has worsened since the opening of the new Starbucks at the corner of Dewhurst and Danforth earlier this year. I have tried several times over past year to obtain on-street visitor parking for my guests, and have never been successful.

**Construction Management Plan**

I have also been advised that a construction management plan has not been required of the applicant. Given the adjacency and proximity of the proposed development to existing houses, I think it is critical that a construction management plan be submitted to the City for review, and be available to the community. As you know, our area will be getting the second exit for Donlands subway station on Dewhurst, so the area will be heavily affected by construction for a number of years. Although the interactions with TTC has had (and is currently having) its challenges, much time and effort has been made by both TTC and the community to ensure improved communications. As one of the houses directly affected by the Donland second exit and this proposed development, it is important that the 14 Dewhurst construction activities are coordinated (to the

extent possible) with the TTC activities, and that lines of communications between the developer/construction team and the community are open during the construction period.

**Request:**

On the advice of George Pantazis, I would request that you consider bringing forward a Motion to Community Council for the following:

- 1) to exclude residents of 14 Dewhurst from obtaining on-street parking permits;
- 2) that the applicant provide a construction management plan, including appropriate liaison with the community, to the satisfaction of the Chief Building Official and Transportation Services, and in consultation with the Ward Councillor.

Regards,



Yvonne Choi

2 Strathmore Boulevard,  
Toronto, Ontario, M4J 1P2

c. George Pantazis, Community Planning