



MARKLAND WOOD HOMEOWNERS ASSOCIATION

"THE ASSOCIATION FORMED TO CREATE, FOSTER AND MAINTAIN A COMMUNITY SPIRIT"

P.O. BOX 11, STATION A, TORONTO, ONTARIO M9C 4V2
www.marklandwood.org

2018 MAY
June 4, 2018

Etobicoke York Community Council
City Clerk's Office
Main Floor, Etobicoke Civic Centre
399 The West Mall, Toronto, ON M9C 2Y2

Re: 240 Markland Drive
Planning Application 11 209308 WET 03 OZ
Request for Direction Report
EY31.8, June 6, 2018 Etobicoke Community Council

Dear Community Council,

The Markland Wood Homeowners Association (MWhA) has taken an active interest in this application since its inception. MWhA has hosted 4 community meetings since 2011 and has regular communication with Councillor Holyday, Planning Staff and the applicant.

We think the application is getting close to being an appropriate addition to our community, but is not quite there yet. Although changes to the development application have been made over the years, we have always been of the opinion that the first 3 submissions (June 2011, June 2013 & March 2015) were so inappropriate for the site that they should not be considered as a starting point for assessing improvements made through the application review process.

We understand the City's Official Plan permits infill of apartments on existing apartment sites, however, there are limits to that permission, and we believe that the proposal before Community Council today is still too big, and does not constitute an appropriate fit with our community. There are other infill apartment opportunities in the area and we want to ensure that this one is done right to set an example for future proposals.

The MWhA, and its individual members, have a wide array of concerns with this project. However, the MWhA is prepared to put those aside and advance a compromise position that we think is reasonable for the site and community:

1. The new apartment tower must be lower in height than the existing building. We are concerned that a taller building is not appropriate for the site, and anything taller would set a dangerous precedent for the other apartment properties in the area.
2. The design has changed to increase the setback and introduce stepping down toward the Tyne Terrace townhouses to the east, but we are concerned that there is still not enough transition to Broadfield Drive and the homes to the south. Above the 3-storey townhouse base, the building goes straight up to its full height just 10 m back from the street line. We would like to see terracing introduced at the top to reduce the visual impact of the large slab end of the building, and to reduce the afternoon shadows on the rear yards of the Tyne Terrace townhouses.



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3. Although we would have preferred to see townhouses facing Sunplains Crescent, we are prepared to accept a 3-storey building that has the same look and feel as townhouses. We appreciate that the application has been revised to lower the front doors closer to the street level, and to remove the private patios and replace them with front porches. We will be seeking to ensure that the improvements made to the Sunplains building with the last circulation are secured through the site-specific Zoning By-law, when it is brought forward.

To address these concerns, we are asking Community Council to amend Staff's recommendation 1 as follows (with underlining showing the changes):

1. City Council authorize the City Solicitor, together with Planning staff and any other appropriate staff, to attend the Local Planning Appeal Tribunal (LPAT) hearing in support of a settlement to the appeal of the Zoning By-law Amendment application for 240 Markland Drive, as outlined in the report (May 18, 2018) from the Director, Community Planning, Etobicoke York District, subject to the following modifications to the Zoning By-law Amendment:
 - a) That the overall height of the Bloor Building be reduced by 1 storey (3.0 metres);
 - b) That terracing be added to the south end of the Bloor Building (facing Broadfield Drive) starting with the 7th floor (18.9 metres above grade), and terracing back a minimum horizontal distance of 2.5 metres per floor.

We are a community of volunteers who have given a significant amount to time and money to work to protect the interests of our community. We have strived to take a reasonable approach respecting the rights allowed within the Planning Act and the City's Official Plan. We believe that while not our ideal outcome, our position is fair to both the City and the applicant.

The MWA represents a community of approximately 1300 homes. We have taken great strides to ensure that the broader community is well informed, and that the Board is reflecting their interest. We are asking that Council support the Markland Wood community in resolving these last few, but crucial issues.

Yours truly,

Markland Wood Homeowners Association