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December 1, 2020

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Councillor Gord Perks, Chair, and Members of the Toronto and East York Community Council

TE21.5 145-155 Balmoral Avenue - Official Plan and Zoning By-law Amendment Application - Final Report

The Deer Park Residents Group Inc. (DPRG) supports the Planning report on this application as revised as an acceptable addition to our neighbourhood. The revised proposal was reviewed and supported at Councillor Josh Matlow's virtual Community Consultation meeting held on November 9. We request an additional recommendation to reflect the agreement for consultation with neighbours at the site plan approval stage with respect to building and landscaping details near east and south lot lines.

Those attending the first public meeting on the application raised many issues, as noted in the report – its height and density, the proposed building being inappropriate for its location, insufficient transition to the adjacent low density neighbourhood and shadowing, impacts on privacy, as well as concerns about traffic impacts and construction.

Councillor Matlow established a working group of neighbours and DPRG reps to review these issues and find solutions that worked for the neighbourhood. The working group and the applicant succeeded in decreasing building height along Avenue Road, improved the transition to the east by substantially increasing setbacks and decreasing building height along the eastern portion of the building adjacent to the low-rise neighbourhood from 3 to 1 storey, reduced density from 6.0 to 5.2 times the lot area, and increasing the dangerous narrow sidewalk width along Avenue Road. As well, the materials and Balmoral facade design were changed to be more compatible with the street. An additional tree will now be retained, as requested. There was agreement that while the traffic issues were a concern, they were not as significant as other issues and the developer will work to mitigate in other ways.

At the last meeting, the developer made significant changes to the south facing aspects of the building to improve the impact of the building on the southern neighbours. Throughout the



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process, the working group raised the need for a construction management plan and a related neighbourhood communication strategy, and both are secured in the report recommendations.

At the last working group meeting, the applicant also agreed to consult with nearby neighbours on the that detailed treatment of the building and landscaping at the site plan approval stage, an important step to ensure appropriate treatments. We therefore ask that the Community Council add a recommendation to confirm that this important consultation will take place.

Yours sincerely,

Cynthia Crysler

President,
Deer Park Residents Group