

(by email)

Submitted by Councillor Minnan-Wong

RACA Don Valley East Residents and Ratepayers Inc.
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Working together for a strong
and safe community.

NY8.37.14

July 12, 2011

Councillor Denzil Minnan-Wong
Ward 34, Don Valley East
City Hall
100 Queen Street West
Toronto Ontario
M5H 2N2

Re: Redevelopment - 35-53 & 101-113 Valley Woods Road & 1213-1229 York Mills Road

Dear Councillor Minnan -Wong:

Members of the RACA Executive and RACA Working Group have had two meetings with the applicant of the above mentioned redevelopment since the North York Community Council meeting on June 22, 2011.

The outcome of the discussion over the two meetings is that the developer, Alit Developments and Urban Capital have agreed to the following changes to the proposed redevelopment:

- 1) The closure of the proposed access road that runs through the North Site so that the only exit is York Mills Road.
- 2) Adjustment of the Building heights so that no building on either site is higher than 24 stories. The following chart outlines the building heights which were agreed on:

North Site	Number of Stories
Building A	24
Building B	24
Building C	14
Building D	24
Building E	12
South Site	
Building F	22
Building G	24
Building H	12

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3) the Section 37 Community Benefit contribution would increase to from \$1.75 million to \$2.0 million. This represents \$1.75 million towards the expansion/renovation of the Brookbanks library and a \$250,000 contribution to the City for capital improvements to affordable housing projects in the community.

The overall number of units remains unchanged at 1880.

We have consulted with the RACA Executive and polled the membership by e-mail. As well, a community meeting was held with RACA members on Monday, July 11, 2011.

RACA has no objection to the application provided that the above noted modifications to the proposed redevelopment are included as amendments to the recommendations included in the June 6, 2011 staff report.

Yours Truly

R.J. Parkes
President
RACA, Don Valley East Residents and Ratepayers Inc.