NY18.28.3

From: David Magil <dmagil@rogers.com>
To: francine adamo <nycc@toronto.ca>
CC: Councillor Shiner <Councillor_Shiner@toronto.ca>
Date: 9/10/2012 12:54 pm
Subject: NYCC September 11, 2012 -- Item 18.28 -- Bayview Village Association Letter to Councillors
Attachments: NYCC Villaways Letter September 12, 2012.doc

Dear Ms. Adamo: Attached please find a letter to North York Community Council Councillors in regard to item 18.28 on tomorrow's agenda. In the event you are unable to circulate this letter to councillors this afternoon, I will bring 12 printed copies, and hand them to you, tomorrow morning. Thanks. David Magil, Chairperson, Municipal and Government Affairs Committee, Bayview Village Association.

September 11, 2012

Re: item 18.28

Dear members of North York Community Council:

I am writing, on behalf of the Bayview Village Association, to request that you to adopt the March 26, 2012 Community Planning Staff recommendation to refuse the Official Plan and Zoning By-law Amendment for 1-35, 45-69 an 6-66 Adra Vilaway, 1-25, 2-24, 30-44 and 37-53 Grado Villaway, 1-29 and 2-28 Tomaw Villaway.

We also request that you oppose the August 22, 2012 Staff Report to authorize the processing of a revised application for these properties.

The revised application continues to represent a significant departure from structure of the neighbourhood and does not meet the intent of the Official Plan and Secondary Plan to protect stable residential neighbourhoods.

The application proposes a significant redevelopment of a site where major redevelopment has not been identified or expected.

Our specific concerns are:

a. The change in Official Plan designation and level of intensification proposed by the applicants in their initial and revised proposals is not appropriate.
b. The proposed replacement of low-rise townhouses with high-rise apartment towers up to 18 stories, with a density of 2.8FSI, is not in keeping with Official Plan and Secondary Plan objectives.
c. The proposed building heights significantly exceed the building heights in the immediate area and are not in keeping with the policy framework and the direction of the Secondary Plan.
d. The reductions in proposed height, massing and density on the site are small and remain unacceptable.
e. The designation of a portion of the site from Neighbourhoods to Apartment Neighbourhoods would threaten the integrity of nearby residential communities.
f. High-rise apartment towers should not border on natural heritage systems such as the East Don Parkland.
g. A significant development on this site will exacerbate the congestion on Leslie Street in both directions from Finch Avenue to the 401 Highway.

We thank you for your consideration.

Sincerely,
David Magil,
Chairperson, Municipal and Government Affairs Committee,
Bayview Village Association