

August 7, 2014

TO: Councillor James Maloney  
[Councillor\\_maloney@toronto.ca](mailto:Councillor_maloney@toronto.ca)

TO: Etobicoke York Community Council  
City Clerk's Office  
[etcc@toronto.ca](mailto:etcc@toronto.ca)

**RE: 2800 Bloor Street West - Zoning By-law Amendment Application,  
Rental Housing Demolition and Conversion Application and Site Plan  
Control Application**

We the undersigned residents of Kingscourt Drive express the following concerns regarding the proposed redevelopment at 2800 Bloor St West:

1. Excess traffic flow on Kingscourt Drive as a result of the current site proposal.

The sole drive entrance on The Kingsway means all delivery trucks, service vehicles and residential vehicles eastbound on Bloor St West (being the usual route of travel for trucks) will transit Kingscourt Drive, as there is no left turn allowed at the Bloor St – The Kingsway intersection, either currently or with the approved intersection redesign. To send trucks and service vehicles as well as increased cars on a small residential street with a large number of small children is ill-advised.

Traffic services have accepted the traffic impact and parking study provided by the applicant, June 2013. Information provided at the Community Consultation meeting, December 2013, indicated this study did not look at impact on Kingscourt Drive. It is reported that Transportation Services is concerned about pedestrian/cyclist safety and impact on service by a driveway on Bloor, although other multiunit townhouses and apartments do have Bloor driveways. The Kingsway is also a popular cyclist route. Kingscourt is a children's street and safety is a great concern on this road.

Bloor Street is designated in the official city of Toronto plan as *An Avenue*. *Avenue* status permits 'in-fill' development creating *Apartment* neighbourhoods. The Kingsway is designated as a *Neighbourhood* under the official city plan and as such is not available for in filling.

**We request that the driveway entrance for the 2800 Bloor street west development be located on Bloor Street, an *Avenue* in keeping with this city plan.**

2. Proposed increased density and spill over into our neighbourhood.

The proposed building height and mass is excessive for the adjacent neighbourhood of single family homes. The proposed 64 parking spaces significantly exceeds the minimum set out under zoning, and is excessive for a facility designed as infill along the subway corridor (it is assumed all but the 4 designated as visitor parking are to be restricted for tenant use only). Again, this number of vehicles will significantly increase traffic volumes along The Kingsway, Bloor St West and Kingscourt Dr.

**We believe that the development at 2800 Bloor Street west should not be allowed to exceed that which was approved for the senior's residence.**

3. **We support the recommendation of the City Planning staff in securing appropriate rental and affordable housing before a demolition permit is issued.**

The community benefits to be determined should provide real value to the neighbourhood and be determined with neighbourhood input.

4. **We request that City Council consider the guidance of the Official Plan re Apartment Neighbourhood and infill opportunities as well as the Healthy Neighbourhood Policy, both of which emphasize the importance of *'attenuating traffic and parking impacts on adjacent neighbourhood streets'*, to limit, modify and if necessary reject the proposed development.**