From: Thomas Cohen <tcohen@yorku.ca>
To: <nycc@toronto.ca>, <critz@toronto.ca>
CC: councillor Stintz <councillor_stintz@toronto.ca>, Aaron Graben <agraben@...>
Date: 6/8/2012 10:28 am
Subject: EPRA memo for North York Council re Helendale condo
Attachments: Helendale EPRA comment.docx

Dear City Planners

EPRA (Eglinton Park Residents' Association) would like to submit the attached statement for inclusion in the deliberations of North York Community Council concerning, first off, the proposed condominium on Helendale at Yonge (just north of Eglinton).

We have misgivings about the size and general bulk of the two projects currently proposed.

We are keen to back a comprehensive study of the whole city block bounded by Yonge, Helendale, Duplex, and Orchard View, where two new buildings now aspire to join one currently being built.

Many thanks for your attention,

Tom Cohen

Chair
Eglinton Park Residents' Association

cc: Councillor Karen Stintz, EPRA board, Geoff Kettel (FoNTRA), Ann King (Stanley Knowles Coop), Terry Mills (with ARECA), Patrick Smyth (ARECA)
To: North York Planning Council  
From: Tom Cohen, chair, Eglinton Park Residents' Association  
Re: Developments on Helendale and Yonge  
Date: June 8, 2012  

Eglinton Park Residents' Association is following attentively the proposals for two condominiums, one on Helendale just west of Yonge, and the other on Yonge at that same corner. Council considers them on June 13.

Both fall on a block zone for apartment buildings. On that same block, on the southwest corner, a twenty-story condo (Neon) is now in the early stages of construction.

At the centre of the block stands North Toronto District Library, with Stanley Knowles Coop atop it.

The block has one more buildable site in its southeast corner, currently covered with a bank and three stores.

The northwest corner has a small zone with three houses, not very easily assembled for a major project, but zoned 'apartments' and potentially a mid-sized building.

EPRA is eager to back a comprehensive study of this entire block, with an eye to the shape and density of further construction on it, on its relationship to the streets and neighbourhoods adjoining it.

We do note the skill of the architects for the Helendale building, and the sophistication of the design. At the same time, we worry about its size, its shadow, its claim on sky and sight lines. We hope that the council and the planners scrutinize it carefully, in the light of all developments around it and on established neighbourhoods near-by.