

NY34.85.1

**North York Community Council - Request to Amend the Official Plan and Zoning By-Law
Application No.: 13 127993 NNY 16 OZ**

From: Christine Doyle <cdoyeirish@gmail.com>
To: <nycc@toronto.ca>, <councillor_stintz@toronto.ca>, <mcsardy@toronto.ca>
Date: 08/06/2014 10:38 AM
Subject: Request to Amend the Official Plan and Zoning By-Law Application No.: 13 127993 NNY 16 OZ
Attachments: planning letter final.pdf

Dear Ms. Adamo:

RE: Request to Amend the Official Plan and Zoning By-Law Application No.: 13 127993 NNY 16 OZ

Attached please find a submission from the Stanley Knowles Housing Co-operative on this matter which is scheduled to come before NYCC on Tuesday August 12, 1014 at 11:45 or as soon as possible thereafter.

Can you please provide the Councillors with a copy of this letter in their information packages for this meeting. Also please be advised that it is our intention to dispute to NYCC on this matter,

Yours truly,

Christine Doyle

#1609 - 38 Orchard View Blvd

Toronto ON M4R 2G3.

416-484-6274

From: Christine Doyle
Board of Directors, Stanley Knowles Housing Co-operative
#1609 – 38 Orchard Blvd. Toronto, ON. M4R 2G3

August 5, 2014

To: Members of North York Community Council
North York Civic Centre
5100 Yonge Street

Dear Councillor Karen Stintz and
Members of North York Community Council:

Re: Request to Amend the Official Plan and Zoning By-Law Application No.: 13 127993 NNY
16 OZ

The Stanley Knowles Housing Co-operative supports in the main the Planning Department's recommendation that Council approve this application. We are appreciative of the efforts on the part of the developer to address the changes in design, the concerns raised by the community. The decision to create this as a rental building is most welcome and to some extent, offers access to affordable housing. We also endorse the preservation and adaptation of the historic front portion of the Postal Station K and adjacent public square creating a significant improvement to the public realm.

There remain some concerns that we wish to see addressed:

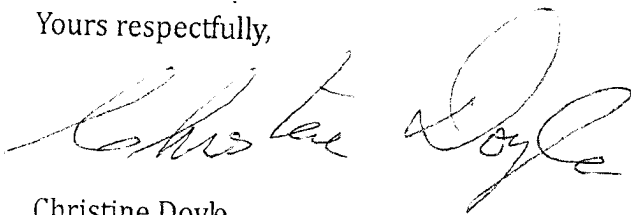
- We are concerned that the height of this development and its encroachment on property designated as **Neighbourhood** should not serve as precedent in development applications further north on Yonge Street. We understand that the developer has been granted a height allowance of 27 stories in an area that is governed by midrise guidelines in exchange for the public benefit of a street park and preservation of a site of historic significance. Under no circumstances should this be viewed as acceptance of any tall buildings extending further north on Yonge Street.
- The issue of affordable housing is at a crisis level in this area and across the entire city. One of the leveraged costs of development should be some contribution to addressing this problem. It would be desirable to have a certain number of units with affordable rents in this development. Even 2% of the units would be a move in the right direction. **We would like Council to consider an amendment stipulating that a number of units be offered at a rental rate considered "affordable" to be determined in conjunction with Toronto Housing Authority.**

- We agree with Planning's finding that the number of parking spaces proposed in the current plan is not adequate. Businesses in the area identify the lack of parking as a problem. A number of Public Parking lots in the area have been lost to development. While the site is close to the Yonge/Eglinton subway stop, there are reasons and occasions where people need to use their cars. Additionally, it would be advisable to eliminate street parking on Yonge between Eglinton and Montgomery/Broadway to facilitate a better flow of traffic and wider sidewalks. Parking allocation in this development should include spaces for commercial use and some for metered public parking. This combination of private and public parking is used successfully in the Northern District Library and at 30 Roehampton. **We would like Council to pass an amendment requiring the development to provide the 58 additional parking spaces required by the new Zoning By-law and that some commercial and public metered parking spaces be included in this number.**
- The creation of a street park on Montgomery Square is an initiative that has received strong community support. It is referenced in the *Yonge, Duplex, Helendale, Orchard View Planning Study* which proposed amendments to Yonge-Eglinton Secondary Plan that were adopted by Council in December 2013. It is also referenced in the *Parks, Open Space and Streetscape Master Plan Study (Midtown in Focus)* expected to be completed in the fall of this year. One important aspect of this plan coming to fruition, and the strong wish of the community is the closing Helendale at Yonge to vehicular traffic. This will be more feasible, if vehicle access/egress to this development takes place on Montgomery and does not use Helendale. **We would like Council to pass an amendment requiring that vehicle access to and from this development be made from Montgomery.**

Stanley Knowles Housing Co-operative respectfully requests participation in the **Site Plan Approval Process**.

Thank you for your consideration of our comments and suggestions.

Yours respectfully,



Christine Doyle
Board of Directors.
Stanley Knowles Housing Co-operative

