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frank peters

From: frank peters <frankpeters55@gmail.com>
Sent: August-08-14 8:38 AM
To: nycc@toronto.ca
Cc: councillor_stintz@toronto.ca; mcsardy@toronto.ca
Subject: RE: Zoning By-Law Application No.: 13 127993 NNY 16 OZ
Attachments: Letter to Council re Montgomery Square.docx

Dear Ms. Adamo:

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

Please find attached a submission from Avenue Road Eglinton Community Association (ARECA) regarding our comments on this application which is scheduled to come before NYCC on Tuesday August 12, 1014 at approximately 11:45. It is our intention to depute on this matter at the scheduled time.

Yours truly,

F. Peters
President, ARECA

F. Peters
70 Willowbank Blvd
Toronto ON M5N 1G6
416-486-3371

August 7, 2014

Members – North York Community Council
North York Civic Centre
5100 Yonge Street

Dear Councillor Karen Stintz and Member of NYCC

RE: Application No. 13 127993 NNY 16 OZ

Avenue Road Eglinton Community Association (ARECA) would like to comment in respect of the application and the staff report of July 24, 2014. We appreciate the discussions we have had regarding this development proposal. ARECA's desire was always to protect the public space and to ensure that the development would fit into the fabric of the community as a Centre and meeting place.

The current proposal respects many of our wishes for the neighbourhood:

- 1) Retention of the public space/square
- 2) Retention of the 2 storey front section of the existing building
- 3) 175 bicycle parking spaces
- 4) Dog walking amenity space on the top of the podium section
- 5) The proposed design which enhances the neighbourhood public space
- 6) Pedestrian corridor on the west end of the development
- 7) The inclusion of some 3 bedroom units

While we are in general agreement with the staff report and the development proposal, we do have some concerns that we feel Council should review and amend:

- 1) The proposed 27 storey structure is far beyond what anyone would consider mid-rise. There is virtually no transition between the growth centre and the neighbourhood. We do, however, understand that the density proposed (7.25 times lost size) could be replicated in a mid-rise structure without the benefit of public amenities. We therefore wish Council to note that this proposal should not indicate precedence for future development proposals further north on Yonge Street. Mid-rise must be respected there.
- 2) Parking – the staff report specifically states that the parking is deficient by 58 spaces. Parking at Yonge Eglinton and further north on Yonge is challenging. With so many more residents in the area and reduced Green P parking, developments must include adequate parking.
- 3) We are concerned about the acquisition of 31 Montgomery. It is difficult to agree with this property extension. However, if this property will be part of a walkway, then that walkway must be properly protected for pedestrians with adequate barriers. Community access can be the only rationale on which to accept this property assembly.

ARECA respectfully requests to be involved and be part of the discussion regarding the Site Plan Approval Process.

We thank you for considering our comments and hope that our concerns will be addressed.

Sincerely,

F. Peters, President ARECA