

**Margaret Sexton**

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**From:** Peter Cook <[REDACTED]>  
**Sent:** Thursday, October 29, 2015 11:37 AM  
**To:** Clerk  
**Subject:** My comments for 2015.TE11.5 on November 3, 2015 City Council

To the City Clerk:

Please add my comments to the agenda for the November 3, 2015 City Council meeting on item 2015.TE11.5, Refusal Report - 1417, 1421-1425, 1427 and 1429 Yonge Street - Official Plan Amendment, Zoning By-law Amendment and Rental Housing Demolition and Conversion Applications

I understand that my comments and the personal information in this email will form part of the public record and that my name will be listed as a correspondent on agendas and minutes of City Council or its committees. Also, I understand that agendas and minutes are posted online and my name may be indexed by search engines like Google.

Comments:

To Attention Toronto City Council  
Re Application 1417, 1421-1425, 1427 & 1429 Yonge Street

On behalf of the majority of residents of the condominium building located at The Avoca Vale Townhomes (MTCC 1188).

We wish to indicate to City Council our support for the City Planning Refusal Report and our support for the subsequent Toronto and East York Community Council decision regarding the proposed development at 1417 – 1429 Yonge Street, Toronto.

We share the concerns of City Planning for an application that will have a negative effect on our community. We are not opposed to development that is more appropriate to the site and we expect to be supportive of a more reasonable plan.

At the Community Consultation meeting held June 24<sup>th</sup> 2015, in response to a question as to the benefits of this development this proposal would bring to the community, the applicant's spokesperson could not offer one that related. The vast majority of attendees from the community were strongly opposed with good rationales.

We therefore continue to oppose this application in its current form.

Peter Cook, President,  
Condominium Association MTCC 1188  
The Avoca Vale Townhomes at 84 -118 Pleasant Blvd,

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