

November 2, 2015

Mayor and Members, Toronto City Council  
[clerk@toronto.ca](mailto:clerk@toronto.ca)



**RE: NYCC-9-26,7 Costco Application, 42-46 Overlea Blvd.**

I am writing on behalf of the Toronto Branch of Architectural Conservancy Ontario to ask you to **refuse the above-noted zoning application and instead to initiate a planning process for Thorncliffe Park** that would conserve the important cultural landscape and encourage it's ongoing grassroots driven evolution. We agree with the designation of the Coca-Cola office building (NY(.26), but not the proposed alterations.

I have visited Thorncliffe Park on an ongoing basis since 1964. Planned by Eugene Feludi, an Egyptian Canadian planner in the late 1950s, Thorncliffe Park is representative of important planning ideas of the era, but its evolution as a place for newcomers is in many ways more important. It is noticeable how many more people are walking in this neighbourhood now, out for evening strolls.

The buildings in a park, with the handsome bridge and boulevard, stone gates all create a strong and unique sense of place. The layout and landscape remain more or less intact, in spite of erosion, as insensitive strip retail has replaced the former industrial uses and buildings along Overlea Boulevard.

The neighbourhood has grown to include more than double the number of people it was originally designed for; it now supports all kinds of informal arrangements that are allowing newcomers to get established, and start small businesses. The planning system has done little to support that evolution. The Costco project, out of scale and out of character, will seriously damage the physical setting and the way of life it currently supports.

The recent departure of Target has created an opportunity for a different kind of retail at the shopping centre. Supporting the existing businesses, and strengthening existing patterns will yield far more community development than the competing Costco development.

Sincerely yours,

Catherine Nasmith  
 OAA FRAIC CAHP  
 President ACO Toronto

10 Adelaide Street East, Suite 403, Toronto, ON M5C 1J3  
 T 416.947.1066 F 416.367.8630 E  
[info@torarchcon.org](mailto:info@torarchcon.org)