

NY8.36.1

Francine Adamo

From: Geoff Kettel <gkettel@gmail.com>
Sent: Friday, September 4, 2015 5:41 PM
To: Francine Adamo
Cc: Carol Burtin Fripp; Councillor Burnside; Joe Nanos
Subject: NY8.36 - 3 and 5 Southvale Drive
Attachments: LPOA 3-5 Southvale NYCC September 8 3015.pdf

Hi Francine

Please find the submission from the LPOA on this agenda item, and ensure that it is part of the public record. We would like to speak to the item on Sept 8th.

Regards

Geoff Kettel for
Geoff Kettel and Carol Burtin Fripp,
Co-Presidents LPOA

--

Leaside Property Owners Association Incorporated
1601 Bayview Avenue, P.O. Box 43582
Toronto ON M4G 3B0

September 4, 2015

North York Community Council
North York Civic Centre
Main floor, 5100 Yonge St.
Toronto, ON M2N 5V7
Attention: Francine Adamo
E-mail: nycc@toronto.ca

**RE: NY8.36 - 3 and 5 Southvale Drive: Official Plan Amendment and Zoning By-law
Amendment Application 15 150340 NNY 26 OZ**

Dear Councillor Augimeri and members of Council

The Leaside Property Owners Association provides this correspondence regarding the planning applications submitted by Shane Baghai for an Official Plan Amendment (OPA) and Zoning By-law Amendment (ZBA) for the property made up of 3 and 5 Southvale Drive to permit an 8 storey residential building containing 98 dwelling units and 97 parking spaces in two levels of underground parking.

Our comments are as follows:

1. Official Plan Designation

The property is currently designated “Neighbourhoods” in the City of Toronto Official Plan. As there are no existing apartment buildings on this or abutting lands, it is unclear why the proposed re-designation being sought is to “Apartment Neighbourhoods”. This designation is usually used to recognize existing apartment development (often high rise in nature) and surrounding lands. Re-designation to “Apartment Neighbourhoods” could be construed to be encouraging high-rise development on the subject parcel and opening the door to such development on neighbouring lands. If mid-rise development is to be considered on the subject lands, it would make more sense to propose a “Mixed Use Areas” designation, together with Site and Area Specific Policies to permit mid-rise residential development on the lands.

It should be noted that the “Mixed Use Areas” lands to the north of the subject property, along the west side of Laird Drive, do not have an “Avenue” designation. Paragraph three of the “Mixed Use Areas” policies in the Official Plan envisages a decline in residential density as one goes from the Downtown, to the Centres, to the Avenues, and then to other “Mixed Use Areas”. As the City generally associates mid-rise development as being appropriate for the areas identified as Avenues, something less than mid-rise development is presumably envisaged for the “Mixed Use Areas” areas along the west side of Laird to the

north of the subject property. It is unclear why mid-rise development should be contemplated on the subject lands.

2. Massing and Density

When mid-rise condominium development was proposed for the former post office at 2 Laird Drive (now 25 Malcolm), City Planning staff (at the community meeting) suggested it was an isolated site and consideration of a mid-rise proposal for the site would not create a precedent for similar development in the vicinity. This application represents the spread of medium density residential proposals in the Southvale-Laird Drive area – a move LPOA would argue is in violation of the intent of the Official Plan. There are 1 and 2 storey single detached and semi-detached residential dwellings to the west along Southvale, the Leaside Memorial Community Gardens to the east and south and a 5 storey senior's residence and 3 storey townhouse complex across the street to the north. The proposal for an 8 storey building in this context is out of character with these surrounding uses and runs completely counter to the policies of the current "Neighbourhoods" designation. No persuasive arguments have been seen to date which would justify the proposed official plan and zoning changes.

Recommendations:

1. The subject lands not be re-designated "Apartment Neighbourhoods" as proposed.
2. The proponent be encouraged to reduce the density and massing of the proposed development to better reflect the scale of neighbouring uses.
3. The notice for the community consultation meeting be expanded to the whole of Leaside rather than the 120 metres currently being recommended by City Planning Division.

Geoff Kettel and Carol Burtin Fripp
Co-Presidents

c.c. Councillor John Burnside
John Nanos, Director, Community Planning, North York District