



October 5, 2015

VIA E-MAIL: [nycc@toronto.ca](mailto:nycc@toronto.ca)

Francine Adamo  
Clerk, North York Community Council  
Toronto, Ontario

**RE: NY9.24** - Refusal Report - Official Plan Amendment Application and Request for Direction Report - Zoning By-law Amendment Application - 200-214 Keewatin Avenue

Dear Chair Augimeri and Members of Committee:

This is to express the strong support of the Federation of North Toronto Residents Assns (FoNTRA) for the staff report and recommendations regarding the above noted item. Given its centrality in our area, adjacent to the Yonge Eglinton “centre”, FoNTRA has maintained a key interest in this proposal due to its potential to set an undesirable precedent for neighborhoods across the City, if approved.

It is our view that the proposal does not conform to the Official Plan’s Neighbourhoods policies and it is an inappropriate development for this site.

- It does not reinforce the existing physical character of the neighbourhood.
- It does not respect the prevailing building types in the neighbourhood. It introduces a new building type into the neighbourhood, stacked townhouses, representing a “building behind a building”, which has increased building height, reduced setbacks, and reduced green space.
- It creates unacceptable building relationships within the site and with abutting buildings resulting in negative impacts with respect to privacy, overlook and fit.
- The proposal does not fit the existing or planned context of the neighbourhood and would significantly alter the character of the neighbourhood.

We appreciate the thoughtful and well-written staff report and endorse the staff recommendations.

Thank you for the opportunity to provide these comments.

Yours truly,

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**The Federation of North Toronto Residents' Associations (FoNTRA)** is a non-profit, volunteer organization comprised of 27 member organizations. Its members, all residents' associations, include at least 170,000 Toronto residents within their boundaries. The 27 residents' associations that make up FoNTRA believe that Ontario and Toronto can and should achieve better development. Its central issue is not *whether* Toronto will grow, but *how*. FoNTRA believes that sustainable urban regions are characterized by environmental balance, fiscal viability, infrastructure investment and social renewal.