

# ARMOUR GARDENS COMMUNITY ASSOCIATION

50 Luverne Avenue  
Toronto, ON M3H 1R6

November 13, 2015

To: Planning and Growth Management Committee

Re: **City Initiated Amendment to the Official Plan**  
**Tippett Road Area Regeneration Study**

The Armour Gardens Community Association has specific concerns about this proposal.

Our community association encompasses an area comprised of 375 single family dwellings in the area immediate to the study area. In addition, there are 132 units situated within the Metro Housing Building, as well as 524 units within the existing Gramercy Development. The Gramercy Development has already received approval for an additional 500 units to its existing is development.

The Shipley development is comprised of 387 units, and the applicant is seeking to develop an additional 50 units.

Our community lacks adequate public recreational space for its residents. The only existing recreational space is a small parkette which is located on the west side of Champlain Boulevard. When one considers the fact that the existing parkette also serves the community located north of Wilson Avenue, and is monopolized by the 2 existing schools of 400+ students, located on Champlain Boulevard, it immediately becomes clear that there is insufficient public park space for the community.

It is essential that when committee members consider this official plan amendment increasing the amount of public open space be expanded significantly within the immediate community.

Furthermore, the Shipley Development, north of Tippet Road, lacks any canopy protection for pedestrian movements against the elements along Wilson Avenue. This is important when pedestrian traffic to and from Wilson Subway, and to shopping facilities to the west of Allen Road is considered.

The Armour Gardens Community Association that these issues be addressed by the committee during its discussions of this item.

Yours sincerely,

**Original signed by:**

Nick Nicolaides, President