

From: [Carole Wilson](#)
To: [Toronto East York Community Council](#)
Subject: FW: Application No. 13 279638 STE 32 OZ
Date: Thursday, June 11, 2015 11:36:35 PM

Forwarding 3 pages. Please attach.

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Re: Toronto and East York Community Council meeting, June 16, 2015,
OPA/ZBA application for 873 and 907 Kingston Road and 218-220 Balsam Ave.

The Balmy Beach Residents' Association (BBRA), in support of many residents living near the proposed development, wishes to bring to Council's attention a parking concern addressed, but not resolved in the Planning staff final report of May 29, 2015. The issue is loss of access to on-street permit parking spaces on nearby Willow Ave., Beech Ave., and Balsam Ave.

The following quotations from the Planning final report provide the context for the concern:

Community Consultation

City Planning hosted a community consultation meeting on June 14, 2014. The majority of the concerns expressed at the meeting related to parking and traffic related issues. There was concern with respect to users of the YMCA parking within the neighborhood rather than in the underground parking garage and the increase in the amount of traffic that the development would create in the surrounding neighborhood streets. (Pg.7)

Access and Parking

The proposed development will provide parking access from Beech Avenue. Currently, Beech Avenue is a one-way street running north and it terminates at Kingston Road. The proposal involves the alteration of Beech Avenue to accommodate 2-way traffic south to the point of the vehicular access for the proposed building. This alteration to Beech Ave. will mean that the users of the underground garage will not have to drive through the neighborhood to access the parking. This type of arrangement is not uncommon and there are many locations within the local area that have this characteristic. Transportation Services is supportive of the road reconfiguration, with final design details to

be agreed upon prior to issuance of Site Plan Approval.

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The proposed development will include 177 below grade parking spaces, consisting of 116 spaces for the residential component of the building and 61 commercial spaces. The 61 commercial spaces will be operated by the Toronto Parking Authority for use by users of the YMCA, residential visitors and visitors to the local area. (Pg. 12-13)

The community concern is that residents at the north ends of Willow Ave., Beech Ave., and Balsam Ave., who pay for and use on-street parking will be competing with YMCA users and condo visitors for on-street parking.

Just as the users of the underground garage will not have to drive through the neighborhood to access the (underground Green P) parking, neither should residents have to cruise the neighborhood after work, when Willow, Beech, and Balsam on-street parking is occupied by drivers who prefer not to pay commercial parking rates. Put simply, parking convenience for YMCA users and condo visitors should not be at the expense of nearby residents.

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Local residents need assurance from Council that their access to on-street permit parking will be no worse following completion of the proposed development than it is at the present time. Therefore, it is proposed that Council amend the Planning staff recommendations by adding:

- City Council will direct staff to change the starting time for on-street permit parking at the north end of Willow, Beech, and Balsam Avenues to 6:00 p.m. to ensure parking availability for permit holders.
- City Council will direct staff to report on a parking user identification system for on-street parking permit holders on the north end of Willow, Beech, and Balsam Avenues to allow free use of the underground commercial area at 907 Kingston Road when overnight on-street parking is unavailable.

Carole Wilson
President, BBRA
Balmy Beach Residents' Association