



Deposition to Etobicoke York Community Council re: Elia Corp. proposal for St. Steven's  
Court  
January 19, 2016

Members of Council, Humber Valley Village residents, Ladies and Gentlemen.

Good evening.

I am Joanne Pickard, Vice-President of the Humber Valley Village Residents Association. We appreciate the opportunity to present our views on the Elia Corporation proposal.

Our Association gathered substantial feedback from residents on what is appropriate for the Apartment Neighbourhood during the SASP Working Group process which began in spring of 2015, through an on-line survey, and from emails from individuals in our community.

The HVVRA agrees with and supports the City's Planning Staff Report which states:

1. *The proposal in its current form is inappropriate and represents overdevelopment of the site.*
2. *The proposal does not comply with a number of development criteria in the Official Plan or the Etobicoke Zoning Code.*
3. *The proposed height, density and scale are not compatible with the existing context of the local apartment neighbourhood and would result in unacceptable impacts on abutting lands.*

The Official Plan clearly states:

*"Neighbourhoods and Apartment Neighbourhoods are considered to be physically stable areas, not areas of significant growth. Development within Neighbourhoods and Apartment Neighbourhoods will be consistent with this objective and will respect and reinforce the existing physical character of buildings, streetscapes and open space patterns in these areas."*

The Elia proposal fails to respect core principles of the Official Plan - it doesn't even come close. It is excessive in the extreme.

Specifically:

- The proposed density of 3.76 times the coverage of the site is greater than the 3.5 times coverage permitted for Avenues and St. Stephen's Court is not an Avenue - it is a neighbourhood cul-de-sac. The proposed density is also far greater than 2.06 times coverage approved for Humbertown development.

- The proposed building heights range from 22.9 metres to 55.3 metres. This is 1.6 to 4.0 times higher than the 14 metre height limit allowed by the current R4 zoning.
- The 603 proposed units is almost four times greater than the 156 units being demolished.

In addition to these planning concerns, the HVVRA is also concerned about the infrastructure and transportation challenges presented by the proposed densification inherent in this proposal.

Clearly, the current proposal is incompatible with the character of the established apartment neighbourhood. Furthermore, it presents excessive density and height increases that, if approved, would set a precedent for similar misguided proposals in the future.

Our Association appreciates the diligent work of the Planning Department throughout the Site and Area Specific Policy process, and is in full agreement with City's Community Planning Staff Report. We thank them for upholding the principles of the Official Plan and for their efforts to protect our Apartment Neighbourhood from overdevelopment.

We urge Council to adopt the Planning Department's recommendations as written in the December 16, 2015 Staff Report. The HVVRA looks forward to working collaboratively with the City as this file moves forward and asks to be kept apprised and involved in any further discussions with the developer and staff as referred to in the staff recommendations.

Thank you.

Joanne Pickard  
Vice President, HVVRA  
January 19, 2015