

From: [George Belza](#)
To: [North York Community Council](#)
Cc: [Councillor Filion](#); [Catherine LeBlanc-Miller](#); [William deBacker \(Edithvale\)](#); [Charles Nassar \(Edithvale\)](#); [Vince Lamonica \(Edithvale\)](#); [Virginia Evans \(Edithvale\)](#); [Gene Simpson \(Edithvale\)](#); [Kim Hansen \(Edithvale\)](#); [Anne McConnell \(Edithvale\)](#); [Margie Wagner \(Altamont\)](#); [Christine Kang](#); [Gordon Ho](#); [Lucy Pertili](#)
Subject: NYCC Mtg 12 Sep 16 - Item NY16.42 - 11, 13, 15 & 19 Altamont Road - Request for Direction Report
Date: Tuesday, September 6, 2016 9:39:51 PM

Tue 06 Sep 16

North York Community Council
City Clerk's Office
North York Civic Centre
5100 Yonge Street
TORONTO M2N 5V7

Re: Item NY16.42 - 11, 13, 15 & 19 Altamont Road - Request for Direction Report

I act on behalf of the Edithvale-Yonge Community Association regarding the above-caption matter, to be considered by Community Council on September 12th.

In respect of that matter, the Edithvale-Yonge Community Association:

- (a) supports the staff recommendations (19 August 2016) requesting authority to oppose the development proposal in its current form at the Ontario Municipal Board;
- (b) requests that Council instruct City legal and planning staff to include local community representatives in any discussions with the applicant on a potential revised form of development; and
- (c) further requests that Council not allow the City's defense of the Central Finch Area Secondary Plan and the Neighbourhood policies of the Toronto Official Plan to be prejudiced by an anticipated revised proposal brought to Council for consideration shortly before commencement of the OMB hearing.

The aforementioned four lots are located within a Neighbourhood consisting exclusively of single detached houses, well removed from Finch Avenue West. However, rather than seek the modest intensification allowed on these lots by the Official Plan's Neighbourhood policies, the applicant has instead advanced an outrageous development proposal, one that relies on an expansion of the Central Finch Area Secondary Plan while violating it in all material respects - including (in addition to boundaries) angular plane, height, density and minimum setback. In the event of approval, the result would be a larger, more intense development in the interior of the neighbourhood than on the properties fronting onto Finch Avenue West - without benefit any of the CFASP's neighbourhood protection policies and in complete disregard of the Toronto Official Plan's Neighbourhood protection policies.

If any intensification of the four lots at 11-19 Altamont Road is to be permitted, it ought to be sufficiently modest so as to comply with the Neighbourhood policies of the Toronto Official Plan. The CFASP need not, and should not, be amended.

George Belza

c Councillor John Filion
c Catherine LeBlanc Miller

c William deBacker
c Charles Nassar
c Vince Lamonica
c Virginia Evans
c Gene Simpson
c Kim Hansen
c Anne McConnell

c Margie Wagner
c Christine Kang
c Gordon Ho
c Lucy Pertili

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