

NY18.35.1

# **YORK MILLS GARDENS COMMUNITY ASSOCIATION**

November 14, 2016

North York Community Council  
North York Civic Centre,  
Main Floor  
5100 Yonge Street  
Toronto, Ontario M2N 5V7

**Re: Zoning By-Law Amendment Application for 2710, 2716, 2720, 2722 Bayview Avenue  
- Item NY18.35 at North York Community Council, November 15, 2016**

Dear City Councillors:

The City Planning Division Final Report states that this application proposes to amend the Zoning By-Law to permit 20 three-storey townhouse units in 3 blocks of townhouses along the west side of Bayview Avenue and a single lot permitting a single detached transition dwelling fronting onto Caldry Court at the rear of the site to be accessed from Caldry Court, and to provide a 332 square metre public park on the northeast corner of the site at Fifeshire Road and Bayview Avenue.

The applicant has made positive revisions to the original proposal following a public community consultation meeting and discussions with City staff as well as negotiations with the neighbours adjacent to and directly across the street from the site on Caldry Court. The revisions to the proposal have shown sensitivity to the neighbours' concerns and the current submission before Community Council satisfies those concerns.

This site is within the defined area of York Mills Gardens Community Association, which includes both sides of Bayview Avenue from Highway 401 to York Mills Road.

We have carefully read City Planning Division's Final Report, and we are now pleased to support this Application.

We do also wish to express concern for the mature trees to be retained on this property, in light of the recent controversy in the news over the removal of many mature trees by a different developer on a site farther south at Bayview Avenue and Bayview Ridge. We ask that Council direct the applicant to maintain the standard level of performance outlined in the Staff Report and the Arborist Report to ensure that the mature trees, that are outside the building envelope to the townhouse blocks, will be preserved.

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-2-

Furthermore, it will be helpful of Council to direct Transportation Services to ensure that the timing of stoplights on Bayview Avenue is simultaneously timed at the Fifeshire/Truman and Fifeshire/Fife intersections in order to provide coordinated breaks in the traffic and permit an extended stoplight at the north end of Fifeshire Road where traffic exits the neighbourhood onto Bayview Avenue. Currently during the height of traffic, vehicles can often back up past two blocks into the neighbourhood while waiting for the lights to change and permit access onto Bayview. This congestion causes the neighbourhood TTC bus to sit idling before it can make the loop around Carluke Crescent and return to York Mills Station.

We are prepared to attend the Community Council meeting on November 15 and speak in favour of this Application.

We are now asking for City Council's support of this revised Application and to bring forward our concerns and direct the agencies having jurisdiction to make the necessary modifications.

Yours truly,



John Nicholls

President, on behalf of York Mills Gardens Community Association

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