

Leaside Property Owners Association Incorporated
1601 Bayview Avenue, P.O. Box 43582
Toronto ON M4G 3B0

November 14, 2016

North York Community Council
North York Civic Centre
Main Floor, 5100 Yonge St.
Toronto, ON M2N 5V7
Attention: Francine Adamo
E-mail: nycc@toronto.ca

**RE: NY18.37 Final Report - Official Plan and Zoning By-law Amendment Applications
- 3 and 5 Southvale Drive 15 150340 NNY 26OZ**

Dear Councillor Augimeri and Members of Community Council:

Further to our earlier comments dated September 4, 2015 and February 5, 2016, the Leaside Property Owners Association (LPOA) provides this correspondence regarding the revised planning applications submitted by Shane Baghai for an Official Plan Amendment and Zoning By-law Amendment for the property made up of 3 and 5 Southvale Drive and a portion of 1073 Millwood Road to permit a seven-storey residential building containing 67 dwelling units and 75 parking spaces in two levels of underground parking.

Overall the revised proposal is much improved and is a better “fit” for the area than previous applications for this property. While the LPOA would prefer a lower and smaller building on the subject property, the revised proposal is a significant improvement on the original proposal. And the effort to provide for a view corridor on Millwood that terminates at the Leaside Memorial Community Gardens, an important community asset, is appreciated. The applicant is to be commended for making a significant effort to take the community’s concerns into account,

Our comments are as follows:

1. Official Plan Designation

The application proposes that the subject proposal would be permitted as an exception to the Neighbourhoods designation of the Official Plan (which normally would permit structures only up to a maximum of four storeys in height). The LPOA is of the opinion that it would make more sense to re-designate the site Mixed Use Areas with a set of special policy area provisions limiting what is permitted? . There is concern that this proposal will set a precedent for other proposals for buildings greater than four storeys within the Neighbourhoods designation.

2. Traffic

Leaside residents have consistently expressed concerns with respect to the the Southvale-Millwood intersection, its design and associated traffic. It is noted that the developer is being asked to make a \$20,000 contribution toward addressing problems associated with this intersection. It is unclear how these funds would be used and whether they will have any meaningful effect on addressing the problems associated with this intersection.

4. Site Plan Application

The site plan site involve a number of matters of which adjacent residents may have concerns and comments on matters of interest to the community landscaping, location of vents and fans etc. Communication between owner and residents can significantly improve the site plan.

It is recommended:

1. That the City create a working committee with representatives from LPOA, residents and the developer to review and provide input on the site plan application which will be required for the proposed development.

Yours faithfully,

Geoff Kettel for

Geoff Kettel and Carol Burtin Fripp
Co-Presidents

c.c. Councillor Jon Burnside
Joe Nanos, Director, Community Planning, North York District