Our principal concern now is that the number of townhouses at 60 still remains too many for the size of the property: only 2.42 acres. According to Niall Stewart, Executive Vice-President of the Daniels Corporation, a major developer in the GTA, 14-18 townhouses per acre is the accepted industry standard. If we were to take 18 townhouses per acre – the maximum – on a 2.42 acres site, only 43 would be built.

We respect the fact that the developer is entitled to a reasonable return on his investment. However, just a few less than the 60 Townhouses would allow the developer to address the concerns detailed in the Refusal Report and identified by residents that would bring the site plan in line with the Official Plan, Provincial Policy Statement and Development Policy Infrastructure and Standards (DIPS) including:

1. a **public street** could be created through the development, rather than a private street with a condominium tenure

2. **more turn-around space** for emergency vehicles and garbage/recycling collection

3. individual **setbacks could comply with the standards for townhouses** (especially on Muir Ave.)

4. the **transition** to the adjacent detached houses on Muir Ave. would be more appropriate with the “semi-look” design

5. **DIPS** could be followed (e.g. sidewalks in front of internal blocks)
6. Traffic congestion and safety at intersection of Islington and Muir Ave. needs to be improved – presently a high incidence of accidents only likely to become higher with this development

7. Only 12 Visitor Parking Spaces - overflow would be on neighbouring streets: Muir Ave. and Larchmere Ave.

8. One handicapped accessible parking spot in the most inaccessible location in the site plan in the north-west corner of site.

9. Insufficient green space has been incorporated for a children's playground or any public place for social interaction

10. No Accommodation at Local Public and Catholic Schools

Grant Evers
VP Humber Summit Residents’ Association
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