

**From:** [Office Manager](#)  
**To:** [North York Community Council](#); [Doug Stiles](#)  
**Cc:** [Councillor Pasternak](#)  
**Subject:** Application #16-264833-NNY-10-SB (451 Patricia Avenue, Toronto; Mattamy Homes Subdivision)  
**Date:** July 9, 2018 10:30:32 AM

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Dear Sir/Madam:

We are the owners of the adjacent property located at 465 Patricia Avenue, Toronto, ON, M2R 2N1. We have been located on this property for over 50 years operating under the name of Congregation B'nai Torah. We are a community-based Synagogue. While we welcome new development in the area, we are concerned about the potential impact that this proposed new development will have on our already limited parking availability, in addition to our added concern about traffic congestion and safety for local pedestrian traffic, specifically all the school children in the area given that there are two elementary and middle schools sandwiching the proposed new development. This safety concern is further tightened by the fact that Patricia Avenue is not a straight street and curves immediately west of the proposed new development creating a dangerous blind spot for cars exiting the development, especially when the street is lined with parked vehicles.

Our parking lot concern is based on the apparent lack of parking and guest parking in the proposed development. The current design includes single car garages. Assuming two or more cars per household, with one car in the garage and one on the driveway, the question is raised as to where a third or more cars will park if a household has more than two vehicles? The same is true if the single car garage is used for storage leaving only one available parking spot on the driveway. In addition, if one or more of the homeowners is entertaining, where will guests park if the subdivision does not include any guest parking and the unit frontages are barely wide enough to accommodate a parked car. Congregation B'nai Torah cannot accommodate the subdivision's parking needs, nor can we afford to hire a parking attendant to ticket, and/or, tow away any unauthorized guests. This is our primary concern.

With respect to the safety issue, our concern is not only the increased congestion without appropriate traffic or speed limit signage, but also the already impaired visibility to on-coming traffic due to the natural curve in the road and anticipated increase in street parking further obscuring visibility of on-coming traffic. With two schools, a Synagogue, a Seniors Building, and townhouse complex and detached housing, already present and all within a few feet of one another, adding another new subdivision with an additional 31 dwellings is going to add strain to an already high traffic area. In addition, because Patricia goes all the way out to Yonge Street, it is an already high traffic road for traffic travelling the East-West corridor.

Please confirm receipt of this e-mail. We look forward to hearing your proposals for dealing with these important concerns.

Respectfully submitted,

*Dr. Murray Miskin & Mr. Alan Zuck*

Co-Presidents, Congregation B'nai Torah

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