

Etobicoke Community Council

From: Fiona Campbell <info@bermudarentals.com>
Sent: July 3, 2018 3:48 PM
To: Etobicoke Community Council
Subject: 3005 Bloor St W: car-wash application. Agenda Item EY32.14 ; I ask that Council adopt the report from staff.

To Whom it May Concern:

From: President of the Kingsway Park Ratepayers Inc., Fiona T Campbell,

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-- Gentlemen and Ladies:

I would ask that Council adopt the report from staff for the following reasons: the Urban design guidelines for the area from Prince Edward Drive to Montgomery Road call for a building of 6 storeys maximum **which is the height of the building to the immediate west of this proposed lot**. Before the OMB currently is the application for 2915 Bloor which is also being contested: the developer wants 8 storeys and the City is insisting 6 is the maximum as per the Urban Design Guidelines, developed in 2003 and approved by Council to embrace the historical nature and unique architectural considerations going back to 1910 and Robert Home Smith.

An 8-storey mixed use building and a 2-storey single-detached residential building at 3005 Bloor Street West and 14 Humbervale Boulevard is simply too enormous. The proposed mixed-use building would have a total gross floor area of 6,858 square metres and would contain 81 residential units, 506 square metres of retail space on the ground floor, a total of 81 vehicular parking spaces located in 2 levels of below grade parking and 67 bicycle parking spaces located on the ground floor and P1 level.

The staff report recommends that the City Solicitor, together with City Planning staff, attend the LPAT hearing in opposition to the current proposal. The proposal is inappropriate with regards to the proposed height, massing and density, and would negatively impact the vitality of this main street. The proposal also represents an inappropriate transition to the Neighbourhoods designation to the south, among other issues outlined in this report. The proposed development is not consistent with the Provincial Policy Statement (2014) and does not conform with the Growth Plan for the Greater Golden Horseshoe (2017).

These are make or break issues for our village and your kind consideration is greatly appreciated. **6 storeys is good**. 8 storeys overwhelms and distorts our village irreparably.

Fiona Campbell, President, Bermuda Accommodations Inc.

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