

January 16, 2017

To: Members of the **Toronto & East York Community Council**

Dear Councilors:

Members of the Weston Bakery Redevelopment Community Coalition (“WBRCC”) spoke at the the January 16 meeting of the Toronto & East York Community Council, expressing community perspectives related to City Planning’s report on the Site Proposal for 462 Eastern Avenue. The intent of this letter is to provide a brief review of WBRCC’s stance regarding this development.

The WBRCC and community are in favour of revitalizing and redeveloping the former Weston Bakery as a mixed-use building incorporating residential and commercial units. We are also *supportive* of general intensification efforts that will help create a vibrant community footsteps from the downtown core to support planned transit development. Importantly though, the **WBRCC has concerns with the current Site Proposal**. These include:

Built Form/Massing

462 Eastern Ave is a very deep former industrial site which creates the opportunity to develop, per the current Proposal, a 9-story, 27m tall (+3.5m mechanical penthouse) building versus the 4-story, 21m tall building on-site today. Because Eastern Avenue is not a formally designated *Avenue* within the city deemed appropriate for intensification, subject to maximum height and setback requirements, there are no clear guidelines *limiting* the building height. This creates the opportunity for a proposed building fully 30% larger than the existing one, which already looms large over the community (Figure 1).

Local Area Traffic

There are numerous redevelopment proposals within the vicinity of 462 Eastern Ave. Corresponding transit infrastructure plans like the Downtown Relief Line exist but are years away. These developments will draw new vehicle traffic into the neighbourhood, increasing congestion and taxing already stretched local routes: for example, the Lakeshore/Carlaw intersection, which is the principle access point to the neighbourhood from both the Gardiner Expressway and Don Valley Parkway, already operates at an afternoon peak V/C ratio of 0.92 and is projected to rise to 0.98 within studies associated with 462 Eastern Ave. These near-or-at-peak ratios are derived using models that do not account for major employment developments such as that at 721 Eastern Ave, nor the Unilever Precinct.

Site Specific Traffic

As figure 2 illustrates, a significant number of kids and parents travel to the nearby Morse St. Public School via laneways. With another multi-unit residential development at the north end of the same laneway that exits the parking for 462 Eastern, dangerous conditions exist: increased

population will mean more pedestrians, more drivers using the laneway to access parking, and more motorists, frustrated by congestion in the local area, using laneways as alternate routes. Rather than ignoring this condition the WBRCC is encouraging development proposals that minimize the potential for conflict.

Parking

Local area residents also share concerns about impacts to local parking conditions. Street parking within the vicinity of the vibrant Queen St. East district can already make it challenging for residents to find permit protected spots. Residential, commercial and guest parking tied to the 462 development will further exacerbate that issue.

As noted, the WBRCC is fundamentally supportive of developing and intensifying the Weston Bakery site; however we believe that adjustments to the Proposal, such as capping building height to that of the existing building, as well as making adjustments to parking access points, would allow for intensification while also generally limiting the strain on the existing neighbourhood.

As the Site Proposal exists today we would request that the TEYCC direct the City Solicitor to oppose the Proposal at the OMB. However, we would welcome a meaningful dialogue to resolve any community concerns prior to an OMB hearing.

Sincerely,

The Weston Bakery Redevelopment Community Coalition

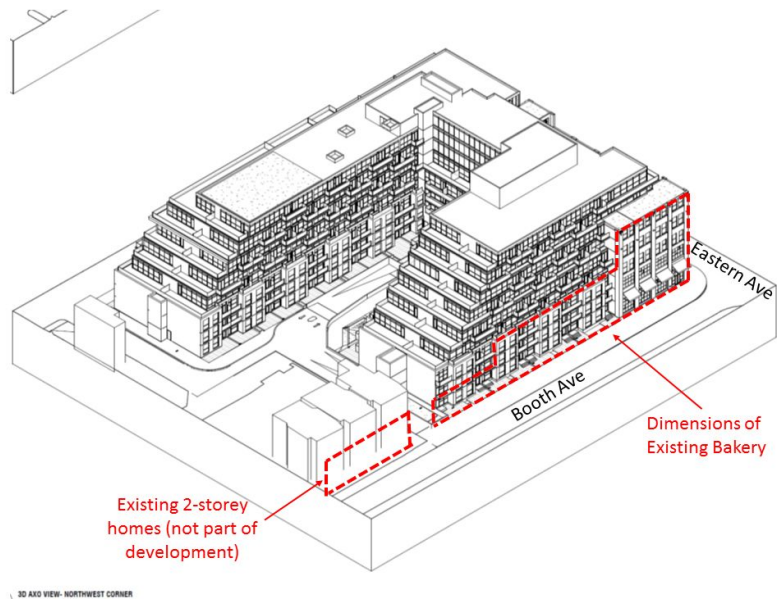


Figure 1



Figure 2