

QUEENSWAY LAW CHAMBERS  
1199 THE QUEENSWAY  
TORONTO  
M8Z 1R7

May 11, 2018

City of Toronto Planning Division  
Etobicoke York District  
2 Civic Centre Court  
Toronto, ON  
M9C 5A3

Attention: Ms. Nicole Ivanov

Dear Ms. Ivanov:

RE: Application NO. 17 257307 WET 05 OZ  
Development at 1197 The Queensway, Toronto

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The undersigned are the owners of the property municipally described 1199 The Queensway which is immediately to the west of the proposed development.

We have reviewed some of the plans and drawings for this development which disclose that the westerly wall of the proposed structure at 1197 The Queensway abuts the easterly limit of 1199 The Queensway and rises vertically for at least 6 storeys and then angles back on what appears to be a 45 degree angle in an easterly direction such that the upper portion of the building steps back from the west property line of 1197 The Queensway. From our review, it is not clear whether there are planned windows and or balconies on this wall facing west.

It is of great concern to us as owners of the immediately adjacent property to the west that with the westerly wall of 1197 The Queensway will cause very new and very substantial snow and rain load onto our property, onto both the lot and the building roof. We fear a significant drainage problem for our lands.

We also have concern that the height of the proposed building is greatly in excess of the permitted height for the immediate area. The density and increase in traffic caused by the density in the portion of the proposed building that exceeds current height bylaws will very likely and excessively add significantly to the traffic burden in our immediate area.

In the proposal that has been submitted to the City Planning Department for this project and at the community meeting that was held on May 4<sup>th</sup> 2018 at the Legion Hall, it appears that our concerns about the rain/snow load, the window/balcony issue and the increase in traffic issue has not been satisfactorily answered or resolved.

For these reasons, please take this letter as a strong objection to the development as presently proposed in that it is not in the best interests of the community.

Yours very truly,

1884650 Ontario Limited


Per:

  
Paul Mergler

  
Rocco Loccisano

Stephen M. Werbowyj Professional Corporation

Per:

  
Stephen M. Werbowyj

  
Paul Mergler





1197 The Queensway

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OUTDOOR PARKING ONLY

Hand-drawn white markings on the asphalt, resembling the number 4.





BOYZ  
TOS

2699

ie Queensway

LAW OFFICE