

## North York Community Council

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**From:** wilfred Lindo <wilfred.lindo@sympatico.ca>  
**Sent:** September 29, 2020 9:56 AM  
**To:** North York Community Council  
**Cc:** Doug Stiles  
**Subject:** FW: Questions and Concerns re 755 Steeles Development Proposal, Village Residents and Ratepayers Association  
**Attachments:** Signatures from residents opposing 755 Steeles West development proposal.pdf; Questions and Concerns re 755 Steeles developmet proposal, Village Residents and Ratepayers Association.docx  
**Importance:** High  
**Follow Up Flag:** Follow up  
**Flag Status:** Flagged

Dear North York Community Council,

Our Village Residents and Ratepayers Association has questions and serious concerns (please find attached) regarding the Development Proposal of 755 Steeles Avenue West - Zoning By-law Amendment Application, Ref. #14 248860 NNY 10.

The Village Residents and Ratepayers Association submitted these questions to our Community Councillor Mr. Fillion and also the Planning and Building Departments in 2019 and 2020.

Up to date our questions and concerns re the above-mentioned development proposal have not been addressed. Our Association has serious concerns about the compliance requirements in regards with this development.

Voicing the opinion of our community residents, our Association urges the North York Community Council to review these questions and concerns prior to making the decision on this proposal.

*Wilfred Lindo*

*President- Village Resident's and Ratepayer's Association.*

## Village Residents and Ratepayers Association

September 27, 2020

### North York Community Council

North York Civic Centre  
5100 Yonge St.  
North York ON  
M2N 5V7

Dear North York Community Council,

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Up to date our questions and concerns re the abovementioned development proposal have not been addressed. Our Association has serious concerns about the compliance requirements in regards with this development.

**Voicing the opinion of our community residents, our Association urges the North York Community Council to review these questions and concerns prior to making the decision on this proposal.**

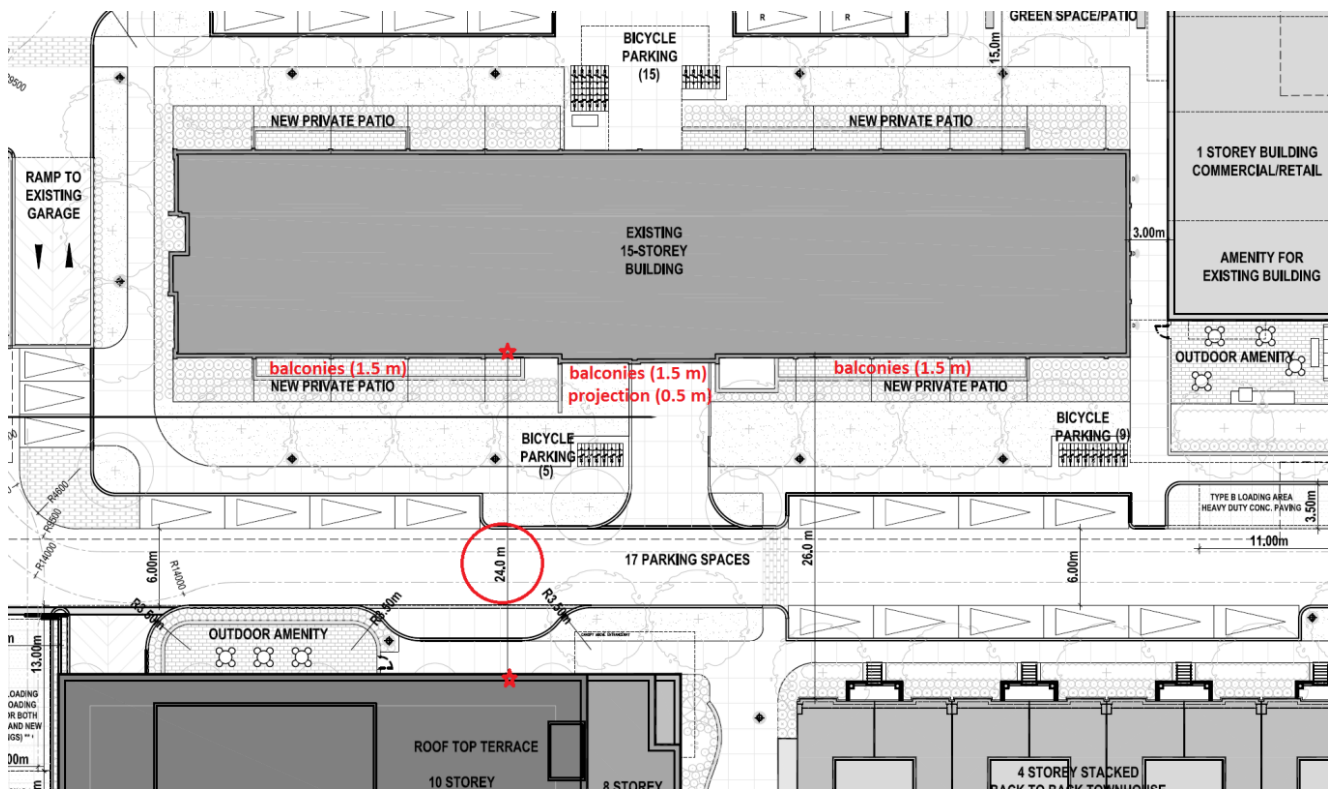
### **Separation Distance**

As per the Architectural Plan, resubmitted by the Developer on May 27, 2020, the separation distance between the existing 15 storey building at 755 Steeles Ave W. and the proposed 10 storey building is 24.0 m. Please note that the Architectural Plan indicates 24.0 m as a distance between the two walls of both buildings.

The existing 15 storey apartment building at 755 Steeles Avenue West has balconies on the north and south sides. The Architectural Plan represents the apartment building without balconies. Each balcony at 755 Steeles protrudes 1.5 m and is considered to be *a portion of the building*. This reduces the separation distance between the existing and proposed buildings to 22.5 m.

The Architectural Plan indicates a projection in the center of the south side of the apartment building. The projecting part of the building also has balconies on it. The depth of this projection is 0.5 m that will bring the separation distance between this portion of the apartment building and the proposed building to 22.0 m.

Please note that the proposed 10 storey residential building is also planned to have balconies (please refer to the Architectural Plan, p. 10-19), that will further reduce the 22.0 m separation distance. Below is an extract from the Architectural Plan (p. 2) with our annotations in red:



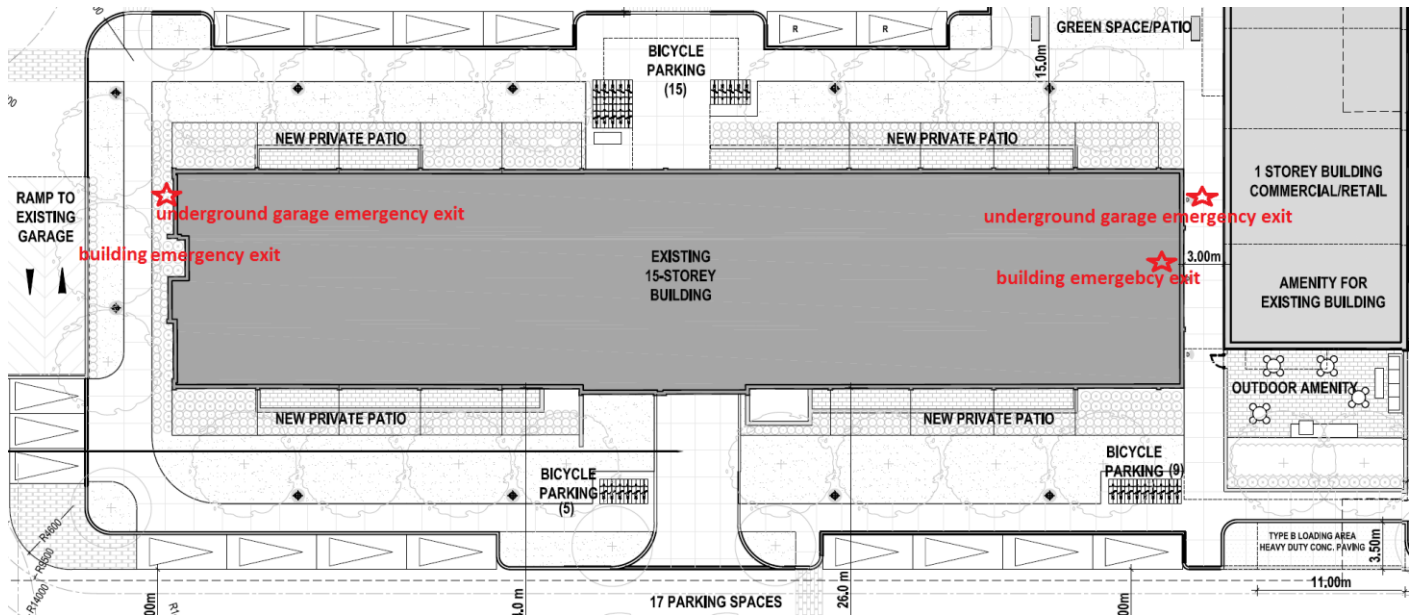
The abovementioned Architectural Plan indicates a 3.0 m separation distance between the existing 15 storey apartment building and the proposed 1 storey commercial building.

**Question: Is the proposed architectural plan in compliance with the Building Code Act as the latter pertains to the separation distance between the existing apartment building and the proposed 10 storey residential and 1 storey commercial buildings?**

Please note that the existing 15 storey apartment building has an emergency exit door on the east side of the building and the emergency exit from the underground garage on the same side of the building, as well as another garage emergency exit on the west side. Neither of these openings are indicated by the Developer in the abovementioned Architectural plan. (Please refer to annotated plan below).

**Question: If the existing emergency exits are not indicated on the plan (marked with a star), does this mean that the Developer is planning to eliminate existing emergency exits?**

**Question: As there are no emergency exits indicated in the existing 755 Steeles Ave W. apartment building on the proposed plan, does this pose fire and/or other safety hazards should this plan be adopted? If it does not, please explain why. Does this pose fire and/or other safety hazards should there be any people present in the underground garage in case of fire or any other emergency? If it does not, please explain why.**



Please see a photograph of the east side of the existing apartment building at 755 Steeles Ave West with the 2 existing emergency exits not indicated on the proposed plan. Please note the length of the underground garage emergency exit is 4.00 m:



**Question: Provided that the 4.0 m underground garage emergency exit is preserved, how would the proposed commercial building be constructed in accordance with the architectural plan indicating a 3.0 m separation distance?**

**Question: Does the 3.0 m separation distance from the proposed commercial building create a safety hazard for the residents of the existing 194-unit apartment building in case of evacuation in an emergency situation? If it does not, why?**

### **Water pressure in the neighbourhood and the plumbing system condition**

In their Inflows/Infiltration Reduction Proposal dated April 12, 2018, the Developer stated that the existing municipal sewer system in the area has been “operating above capacity”. The sewer system has not been repaired for an extended period of time, which caused basement flooding in multiple houses in the neighbourhood several years ago. Please note that in the abovementioned proposal the Developer also mentioned that a Basement Flooding Environmental Study indicated that “the improvements of storm and sanitary system have been estimated to cause the City approximately \$55 million back in 2008.” The Developer indicated to the City, that it is “not plausible and/or

reasonable to ask the Developer to fund such improvements which are not required or caused by their proposed development.”

**Question: If improvements to the sanitary system cannot be made, and its current condition already poses a significant flooding risk, how can this proposal be acted upon without creating a negative impact on the already unsafe situation caused by existing lack of proper improvements to the sanitary system?**

Please be informed that the water pressure in the neighbourhood has been dropping over the years. Some of our residents have serious concerns that the water pressure in their houses has dropped to the extent that they are unable to use their shower and any other tap simultaneously.

**Question: How will the Developer ensure that there is no further drop in water pressure in the area as a result of this development?**

### **Proportion of the Green Zone, Size of the Future City Park**

As per development proposal, mature trees are planned to be cut down with the Developer offering to plant new trees instead. Mr. Stiles, North York District City Planner, mentioned to one of our residents in a phone conversation that the Developer is planning to plant 63 trees on the southwest corner of the development site to create a small park in the area.

As per the Architectural Plan resubmitted by the Developer on May 27, 2020, p. A1-2, the Future City Park is planned to be 606 m<sup>2</sup>. However, on the next page, A1-3, the same Future City Park is indicated as 590 m<sup>2</sup>.

**Question: Why does the same Future City Park have 2 different sizes on the same plan? Does this plan have credibility noting the discrepancy of sizes?**

**Question: Does the planned parkland present a minimum 10% of the existing site, excluding the existing apartment building at 755 Steeles Ave. W.?**

Sincerely,

Village Residents and Ratepayers Association