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Etobicoke York Community Council
C/O Nancy Martins
Etobicoke Civic Centre
Main floor, 399 The West Mall
Toronto, ON M9C 2Y2

EY22.8 41-75 Four Winds Drive - Zoning By-law Amendment Application - Preliminary Report

Dear Chair and Members of the Etobicoke York Community Council,

As the Member of Provincial Parliament for Humber River – Black Creek, I am writing to you in strong objection to item EY22.8 41-75 Four Winds Drive - Zoning By-law Amendment Application - Preliminary Report, to be considered at the March 3rd Etobicoke York Community Council meeting.

The proposal includes a 32-storey residential tower that is far out of scale of the local Four Winds Drive neighbourhood which consists of five 11-storey and one 14-storey buildings and a large number of townhouse blocks. This is neither within the within the context of the neighbourhood nor the Council approved Keele-Finch secondary plan which calls for a maximum height of 40 m.

As well, the proposal adds an additional 560 residential units at a density of over 4 in an already dense and underserved area. As with the tower, this density is also beyond what has been envisioned by the City for the area.

Finally, this proposal reduces the commercial and office space from 4000 m² to 1400 m². At minimum, commercial space should be replaced at a ratio of 1:1. This site offers the opportunity for significant commercial revitalization in a dense neighbourhood in near proximity to one of Canada's largest post-secondary institutions.

Redevelopment should be responsible and improve, revitalize and respect the wishes of the local neighbourhood; this falls far short in all aspects. For the above and many other reasons, I strongly object to this proposal.

Sincerely,

MPP Tom Rakocevic
Humber River – Black Creek

CC Councillor Anthony Perruzza