



To: North York Community Council, etcc@toronto.ca
Re: Sentinel Four Winds Development.

From: CAPG, Community Action Planning Group Jane Finch Keele.
capgyw@gmail.com

We write to comment on the 41-75 Four Winds development outlined in the report <http://app.toronto.ca/tmmis/viewAgendaItemHistory.do?item=2021.EY22.8>.

CAPG was formed in 2012, and is composed of current and past residents, workers and supporters of Jane-Keele- Finch.

We came together to create a stronger community by protecting our interests in and influencing the development of our land use planning, by impacting the economic and social environments we live in, and creating safe, viable, productive and creative outlets for people of all ages and backgrounds to grow strong together. We see people in our communities as vital contributors to each other and the world. We focus activities on planning for our community to be taking a critical role in positive actions in Ontario, Canada and the world.

- There have been and will be many more developments in this community resulting from the subway and LRT improvements. We appreciate the City's aim for "leveraging transit investments to achieve compatible growth, placemaking, and community building for the area around Keele Street and Finch Avenue." CAPG's aim is to ensure they are done in ways that enhances the community and the area, making it more walkable, safe, affordable and human-centered.

In the above-mentioned Sentinel Four Winds development proposal, in its proposed form and size, there are two main concerns that we want to raise:

- Commercial Space:

The proposed demolition of the current commercial space and reduction of commercial space in the new complex would create a hardship, especially for people who depend on the supermarket and other stores in the plaza. This would be in the short term for sure, and potentially for the long term, depending on the retail stores that are included in the new development.

- Many residents here have no other stores within walking distance. Many in this area are seniors, young families. The demolition of the current structure would create hardships.

- We understand the planning goal of the Keele Finch Plus Initiative is to preserve and improve the influence of commercial space in the neighbourhood. We have question and need more information to know if this proposal conforms to this goal.

- .

- Height and Density: “one residential building of 11-storeys and two mixed-use buildings of 9 and 32-storeys. The application proposes 560 residential dwelling units consisting of: 45 (8 percent) bachelor units; 329 (59 percent) one-bedroom units; 102 (18 percent) two-bedroom units; and 84 (15 percent) three-bedroom units.”

- 32 stories for one of the 3 buildings is an unacceptable height. This is over 15 stories above any official plan for the area.
- The complex would increase traffic congestion on Finch and secondary streets.
- We want to understand the impact of the increase of residents to the area on our school system and other services to residents in the area.

Thank you for your attention.

Sincerely,

Debra Eklove
Co-Chair, CAPG