

**From:** [Barbara Kennedy](#)  
**To:** [Etobicoke Community Council](#)  
**Cc:** [President Markland Wood Homeowners Association](#); [Vice-President Markland Wood Homeowners Association](#)  
**Subject:** My comments for 2021.EY24.11 on May 17, 2021 Etobicoke York Community Council  
**Date:** May 9, 2021 4:51:03 PM

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To the City Clerk:

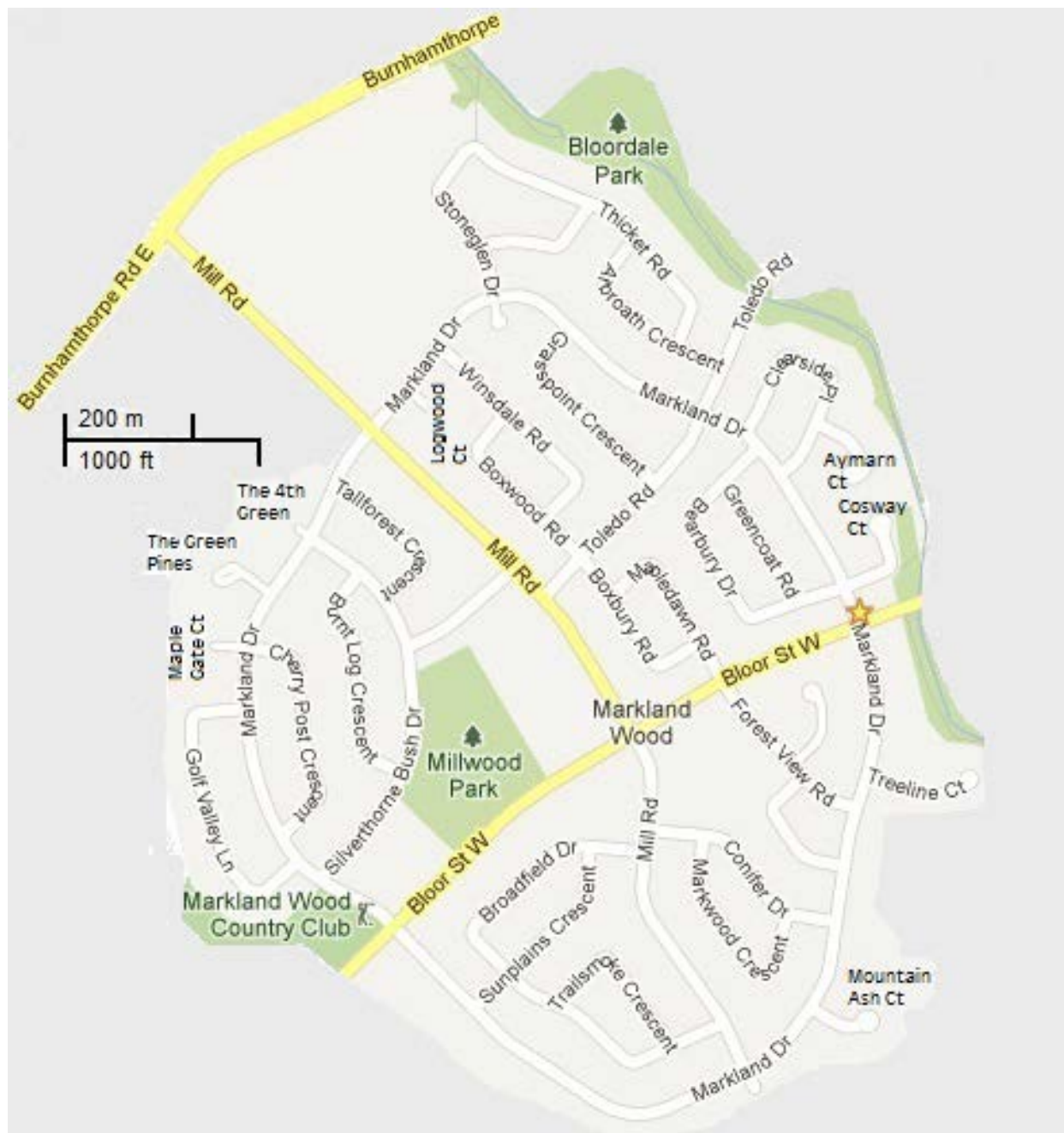
Please add my comments to the agenda for the May 17, 2021 Etobicoke York Community Council meeting on item 2021.EY24.11, 4340 Bloor Street West – Zoning By-Law Amendment Application - Preliminary Report

I understand that my comments and the personal information in this email will form part of the public record and that my name will be listed as a correspondent on agendas and minutes of City Council or its committees. Also, I understand that agendas and minutes are posted online and my name may be indexed by search engines like Google.

Comments:

### **BACKGROUND**

The Markland Wood Homeowners Association (MWA) was formed in 1962. It represents the homeowners in the original neighbourhood of Markland Wood, a land parcel purchased from the Silverthorn family in 1958 and developed by Mark Carvotti. It was a planned community complete with parks, schools, places of worship, retail stores and services. It is bordered by the Etobicoke Creek to the west and south, and Elmcrest Creek to the east.



In any given year the Association receives dues from over 90% of the more than 1200 homes privately owned in the area (both single-family and townhomes).

The MWA's main means of communication with its membership is through the Association's newsletter, *The Marklander*. In addition, the Association has its website, Facebook page, and Twitter handle. Members can email the Association's President, Vice-President, or contact its Directors through the information provided on the website and in *The Marklander*.

Since 1962 the Association's activities include, but are not limited to, the following:

- Monitoring issues that affect the neighbourhood, including traffic safety, airport noise, infill development, advocating with all levels of government
- Running a Markland Watch program (safety and security issues)
- Hosting candidates information meetings for all levels of government
- Sponsoring local children's baseball teams

Holding outreach events such as an annual Christmas Caravan, collecting food and other donations for GTA shelters and food banks

- Providing post-secondary scholarships to young residents of Markland Wood and students attending the local high school, Silverthorn Collegiate Institute
- Sponsoring events at schools within the community (Millwood Junior School, Saint Clement Catholic School, Bloordale Middle School, Silverthorn Collegiate Institute)
- Hosting an evening Social event for its members as well as a Family Fun Day for the community and the surrounding area
- Greeting newcomers with a Welcome Package
- Sponsoring non-profit organization community events

Through their activities the volunteers of the MWA have created a high level of social cohesiveness within the Association's defined boundaries. It is this special social cohesiveness and community awareness that the MWA strives to protect, promote and maintain.

## **ACTION**

The official objectives of the MWA, as outlined within its Constitution, are:

- To protect and promote the interests of the residents of the Markland Wood area.
- To further the orderly development of Markland Wood in such manner as to preserve and enhance the area; and
- To create, foster and maintain a community spirit in Markland Wood.

It was in the interests of the MWA's objective to promote the orderly development of Markland Wood that the Development Committee of the MWA reviewed the Application and met with City Planning on April 23, 2021, for a preliminary discussion of such.

It is further in the interests of point (b) above that the MWA has submitted this document to the Etobicoke York Community Council in regards to the above submission.

## **INITIAL CONCERNS OF THE MARKLAND WOOD HOMEOWNERS ASSOCIATION**

The MWA, on behalf of its membership, has the following initial concerns:

1. The density of the proposal is high for the site, the site being adjacent to an elementary school (Millwood Junior School, 222 Mill Road) and a short half-block distant from an additional elementary and middle school (Saint Clement Catholic School, 4319 Bloor Street West). It should also be noted that the block of Bloor Street West, between Mill Road and Markland Drive, has in process the addition of 234 new units fronting Bloor Street West through the infill development project of 240 Markland Drive. With the proposed addition of 308 new units at 4340 Bloor Street West, that would be a total increase of 542 units within a kilometer (approx.) span of Bloor Street.
2. The entryway to-and-from the proposed development is off Bloor Street, a short distance from the traffic light at the intersection of Bloor Street West and Mill Road. This would put a significant amount of stress on the movement of traffic in the area, specifically during peak hours when people are leaving for and returning from work, part of which overlaps with the hours children are going to and from school. The MWA is also aware that the current four lanes (two eastbound and two westbound) of Bloor Street West in this area will soon be changing to one lane eastbound, one lane westbound, with a centre turn lane and bike lanes in both directions.
3. The setbacks, as listed in the City of Toronto Project Data Sheet, being 0.0 metres south, 0.5 metres east, 5.0 metres west, and 9.0 metres north, are insufficient, considering the location of the site in relation to the high pedestrian and vehicular traffic area of Bloor Street West and Mill Road, with two schools (Millwood Junior School and Saint Clement Catholic School) adjacent to or a short half-block away, and a commercial plaza inclusive of a drive-through fast-food-restaurant (Markland Wood Plaza) directly across, from the site.
4. The footprint of the proposal is extreme in that it encroaches on all land surrounding the current fifteen story building, the majority of which is greenspace. Eliminating greenspace to the degree in the proposal would result in the removal of many older trees contributing to the canopy of the area. Preserving greenspace on site would allow for ample parkland and outdoor amenity space for residents. Inclusion of greenspace within the proposal would be in keeping with the character of the neighbourhood.

Markland Wood is an older stable neighbourhood requiring sensible and thoughtful infill development. It is known for its greenspace, and includes a Historic Forest (with five Historically designated trees), being a parcel of the original forest left intact during its development.

5. The MWHHA has reviewed The Toronto Lands Corporation March 1, 2021 correspondence to City of Toronto Planning Department. We are in full support of their findings concerning shadowing and wind conditions and are specifically concerned with the safety of Millwood Junior School students (and staff) being negatively impacted by the increased slipperiness of freezing icy conditions and subsequent muddy thawing conditions, specifically during winter and spring months. As stated in the Toronto Lands Corporation letter, shadowing and wind impact must be mitigated.

## **SUMMARY**

The Markland Wood Homeowners Association has concerns with the 4340 Bloor Street West Application for re-zoning. The MWHHA has provided what it has identified as its initial concerns in this document. It reserves the right to identify additional concerns in the future.

The MWHHA has worked with developers and the City of Toronto in the past to come to agreement on proposed infill in the neighbourhood of Markland Wood, specifically, with the developer of the townhome complex at the south-east corner of Bloor Street West and Mill Road, and more recently, with the current developer of 240 Markland Drive, Carterra Private Equities Inc. (Application 21 139675 WET 02 SA)

The MWHHA prefers to reach agreements with all stakeholders in these types of initiatives and welcomes the opportunity to meet with and collaborate with the various parties to that end.

The Association requests to be notified of any future notices, resubmissions, appeals and other matters in regards to this Application and requests to be deemed a Party of Interest.

Markland Wood Homeowners Association

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