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Gord Perks, Chair, and Members of the Toronto and East York Community Council

TE23.49 Preliminary Report 49 Jackes Avenue Official Plan and Zoning By-law Amendment Application

The Deer Park Residents Group's area included 49 Jackes Avenue when it was in Ward 11 not 12 due to the Provincial over ride of Toronto's wards. We are working with both Councillors Layton and Matlow on the application as well as with the Summerhill Residents Association on this application.

This application is for a special site on top of the escarpment and next to David Balfour Park. Therefore, the Yonge St. Clair Secondary Plan includes Site and Area Specific Policy No. 4. for this property. This Policy states that "any redevelopment of the site must: a) be no more than 12 metres in height; b) preserve the historically and architecturally significant Laidlaw House, including views of the House from Jackes Avenue; and c) be designed so as to: i. maintain sunlight on the park; ii. respect and, to the extent possible, preserve sky views and an appropriate separation from residences in the building known municipally in 1999 as 33 Jackes Avenue; and iii. be compatible with the walkway immediately east of 49 Jackes Avenue." The application does not comply.

The Preliminary Report lists many related issues. The nearby residents, both in Deer Park and Summerhill, and the Summerhill Residents Association have also detailed these. Also noted is that the site is far from either the Summerhill or St. Clair Subway stations.

Further, City Council has directed City Planning to build on the Yonge-St. Clair Planning Framework and conduct a study of the Apartment Neighbourhoods lands to the northwest and southeast of the Yonge-St. Clair intersection. The subject site falls within the study area which has unfortunately not begun.

The Deer Park Residents Group therefore recommends that any public consultation take place after the application has been revised to resolve the issues raised and in consideration of any further directions from the Deer Park Apartment Neighbourhoods Study and if it must proceed before, it should be significantly revised to adhere to the current policies which reflect ongoing concerns.

Yours sincerely,

Cynthia Cryslar

President, Deer Park Residents Group