

To North York Community Council

Meeting No: 5 Tuesday, May 16, 2023

Item NY5.9 586 Eglinton Ave. East – Zoning By-law Amendment and Site Plan Control Applications – Appeal Report

I am writing on behalf of the Broadway Area Residents Association (BARA) to voice our objection to the amendments requested in this application.

Our concerns are in line with the objections made by the City of Toronto and, in particular, the following:

- 1) Access to the loading dock of the building will be via the lane on the north side of the building. This proposed structure presents significant safety challenges given the anticipated increase in traffic. That increased traffic on Bruce Park Ave. to the west of the structure where the sidewalk ends, compromises pedestrian safety northward towards Roehampton Ave where there is access to Charlotte Maher park and the supermarket on Bayview.
- 2) There will be an insufficient number of family sized affordable units and, will therefore, offer no relief to the needed housing in the area nor in the city on a broader scale.
- 3) There must be recognition of insufficient infrastructure, schools, and recreational facilities in the immediate area. In the greater context of multiple proposals in the immediate area, the Yonge-Eglinton Secondary Plan presents a viable solution.
- 4) The current proposal provides no recognition of the need for adequate sidewalks, setbacks, street furnishings, pet relief areas and trees.

Our overall perspective in the Bayview Focus Area is that the number of applications for extremely high density condominium construction has to be assessed in aggregate as to the impact on services, public space, traffic flow and neighbourhood integration.

In general, we are supportive of the city's objections to the building as they are presented and strongly urge denial of application for the proposed structure.

Thank you for your attention to this matter,

Dora Fischer,

on behalf of the Broadway Area Residents Association