



Palmerston Area Residents' Association
Serving Palmerston & Little Italy

I am writing on behalf of the Planning Working Group of Palmerston Area Resident's Association (PARA) to provide comments on the development application for a new mixed use residential structure at 452 Bathurst St.

PARA participated in the earlier public consultations held regarding this development and is supportive of the plan to develop the site and provide additional residential housing options in Toronto. We note that there is no affordable housing being provided in this proposal.

College Place Laneway:

We are most concerned regarding the impacts on the College Place Laneway and the increased traffic in the laneway. We are pleased to note that the laneway will be widened in this proposal.

We had requested that the City install a new Stop Sign at the College St and College Place Laneway intersection (there is already a stop sign at the College St Laneway and Dundas West intersection). The community had also requested speed bumps for this laneway but they have yet to be installed.

These changes are important to manage the safety issues caused by the increased volume of traffic in the laneway and to manage the construction activity during construction.

Site Plan and Green Wall:

PARA would be pleased to be involved in future discussions regarding the quality of the public realm including the provision of street furniture, bicycle parking and tree planting.

We note that the building renderings show a green wall facing the laneway and we hope that this design feature is incorporated into the final design of the building. This would continue the existing green wall that has been installed at the Rio Can development which is adjacent to the south of this site.

Climate Change:

We hope that the applicant will consider implementing the highest possible Tier of the Toronto Green Standard.