

Katy Phillips, Owner of 48 Haslett Avenue
I oppose the rezoning of 419-425 Woodbine

- 419-425 Woodbine is zoned for 6-storeys, which is consistent with the City Expanding Housing Options in Neighbourhoods Plan (EHON).
- My position is to build 6-storeys as zoned, NOT the proposed (11+1 =) 12-storey high-rise – only one-storey lower than original proposal *Now 10+1*
- I have read all documents provided by developer – trying to overwhelm residents with jargon, omitting important information, and unrealistic predictions. For example: from Block Context Plan “Future state” in 2035 shows high-rises all along Woodbine and Kingston Road – vs. reality of 100 years of single-family homes on Woodbine (Queen to O’Connor)
- No community communication, and continued lack of response from BEY Councilor **Brad Bradford**, who is not supporting residents but rather is supporting Developers...to the tune of **\$10 Million** for this proposal alone*

* See appendix

Historic Neighbourhoods like the Beach makes Toronto Special

- I grew up on Kenilworth (1967); my father grew up on Lee (1920's)
- The Beach is a unique, historic neighbourhood which hasn't changed significantly since 1967: Roads, Transit, Schools, low rise apts. With streets/houses mostly 100+ years old.
- These walkable neighbourhoods are gems, and make a large city special.
- Beach home owners have been paying city property tax for over 100 years, yet are being ignored in the race for height.
- The overall character must be maintained within the EHON guidelines for "gentle density" (max 6 storeys on Woodbine)

Visualizing the Impact of 12 stories to 44-48 Haslett

- I'm a single parent, and raised 2 kids at 48 Haslett, which was built in 1923.
- My home equity is funding my retirement & will be decimated with a 130 foot, 12-storey wall in my backyard – unsellable!
- My brick & mortar foundation is at risk: Soil is all sand, and a river runs underneath my house
- I insist on a vibration impact study done by a 3rd party, and assurances from the City that my house can sustain even a 6-storey build: *“Construction/excavation poses significant risk to 100-year-old brick & mortar foundations: cracks, bowing, structural instability due to vibrations/soil movement”***
- Not forgetting : Toxic site, reduced sunlight, no privacy, added noise (balconies, HVAC)



Safety at Woodbine/Kingston Rd Intersection

- **My 16-year-old daughter was hit by a car while crossing Woodbine at Kingston Rd. in 2013 and severely injured.**
- Already a dangerous, high accident intersection (S/E right-hand turn lane, bike lane). This was omitted by developer/City, but easily accessible from City. What else did they leave out?
- Heavy and growing commuter vehicle volume to/from Scarborough, Pickering, Durham Region.

	Beaches/East York Intersection (Total 691)	Total Collisions 2016-2020 *
1	Danforth Ave / Victoria Park Ave	234
2	Kingston Rd / Woodbine Ave	197
3	Woodbine Ave / Queen St E	195
4	Woodbine Ave / Danforth Ave	192
5	Woodbine Ave / O'Connor Dr	160

Woodbine & Kingston Road has the second highest # of accidents among 691 Intersections within Beaches/East York Riding (Coxwell to Vic Park, O'Connor to the Lake). Followed closely by Woodbine & Queen and Woodbine & Danforth

**Source: City of Toronto Traffic Operations*

Safety at Woodbine/Kingston Rd Intersection

- Transit is not high order here. Served by the #92 Woodbine bus and #503 Kingston Rd Streetcar. Bus 92 is at capacity in rush hour, and the 503 is full by Leslieville in rush hour. 503 is a very long route with spotty service as they need to make their way back from downtown.
- Transit crowding is worsening with back-to-office policies.
- Friday March 20 (March Break, lower volume): I stood at streetcar stop by Petro Canada at 5:20 pm for 10 minutes. Witnessed 3 near misses, and felt unsafe standing at corner, with vehicles turning in/out Petro Canada.
- 181 new high-rise residents must use Haslett & Norway to drive south on Woodbine, with added danger to residents and small kids on Haslett.
- Additional stress to already maxed out street parking on Haslett.

419-425 Woodbine – I oppose the rezoning in Summary...

- Build 6-storeys, not the proposed 11+1 = 12-storeys that dwarf neighbourhood
- Resident's home equity drop /unsellable
- Need assurances on 100-year-old foundation **before any construction starts**
- Increased danger at intersection and on Haslett
- To Brad Bradford and all City Council members:
 - Do you want to be remembered for ruining the character of our Beach Neighbourhood?
 - Support residents who elected you & pay property tax
 - NOT the developers who fund you (\$10MM)
 - **DO THE RIGHT THING – OPPOSE THIS MONSTROSITY!**



**View from Rhyl and Elmer, Source A.Smith*

Appendix

*Development fees to the City for 419-425 Woodbine Avenue

	New	Replacements	Total	City of Toronto Developer Fee/unit		Total Dev. Fee to City (all units)	Total Dev Fee (only new units)
Studio	2	0	2	\$ 50,000	est	\$ 100,000	\$ 100,000
1 BR	60	3	63	\$ 64,000	avg	\$ 4,032,000	\$ 3,840,000
1 BR+Den	14	1	15	\$ 64,000	avg	\$ 960,000	\$ 896,000
2 BR	16	7	23	\$ 120,000	avg	\$ 2,760,000	\$ 1,920,000
2 BR+Den	5	0	5	\$ 120,000	avg	\$ 600,000	\$ 600,000
3 BR	15	0	15	\$ 150,000	est	\$ 2,250,000	\$ 2,250,000
Total	112	11	123			\$ 10,702,000	\$9,606,000

** Google Search term “Construction Impact on 100-year-old brick and mortar foundations