

Leaside Residents Association Incorporated

1601 Bayview Avenue

P.O. Box 43582, Toronto, Ontario M4G 3B0

March 30, 2026

Toronto City Hall
100 Queen Street West
Toronto, ON M5H 2N2
Attention: Matthew Green

RE: NY31.3 - 609 Roehampton Avenue - Zoning By-law Amendment Application - Appeal Report (Ward 15)

Dear Chair Councillor Pasternak, and Members of North York Community Council,

The subject application is to amend the Zoning By-law to permit two 15 storey residential buildings with a total floor space index of 7.31, a total GFA of approximately 15,285 sq. m., and having a total of 209 units.

The Leaside Residents Association (LRA) has reviewed the application, and has the following comments and concerns:

- As a fundamental and overall concern, the proposed development would appear to be **premature** until plans are formulated in coordination with, or in conjunction with, or further to, the redevelopment of the large Metro site immediately to the south. Such matters as wind and shadow studies, the possible southern extension of Glenavy Avenue, availability of supermarket facilities in an intensifying area, and pedestrian access to the LRT Station are closely linked to plans for the Metro property.
- The high lot coverage, and access for the proposed buildings would negatively impact on the Metro grocery store operations
- The east west alignment of the buildings results in maximum negative shadow impacts on the properties on the north side of Roehampton Ave.
- It would appear that part of the site is currently being used for parking by Metro. The secondary Leaside LRT station building on the north west corner of bayview and Eglinton has already reduced the parking available to Metro. As such there is concern that the proposed development will put further parking pressure on neighbouring streets.
- Proposed parking spaces appear grossly inadequate, and if accepted will further exacerbate the parking deficiency emerging in the Bayview Focus Area.
- Arrangements for drop off and pick up appear to be inadequate.
- The complete lack of a north side setback is unacceptable, and reflects the fact that too much lot coverage is being proposed. This is an emerging high density residential area and a pleasant pedestrian environment is essential.
- Cycling routes do not exist to accommodate the high rate of bicycle usage envisioned.
- In setting its parking standards, the City is obviously assuming that the future transportation needs of people in buildings such as those proposed will be met by the LRT or by cycling. With an aging population and finite capacity on the

LRT, there is growing concern that there is no contingency plan if the City's assumptions prove incorrect.

- It is noted that no retail space is proposed. Given that the site is designated Mixed Use, retail space should at least be provided on the first floor. Ideally several of the lower floors should be dedicated to office or similar employment generating uses.
- The subject site is underlain by the Walmsley Brook, which formerly ran on the surface through this area. There is concern that each proposed development in the area is being looked at in isolation when a comprehensive study should be undertaken to properly address ground water issues which have been experienced in the area.
- The Community Services and Facilities Report which accompanied the proposal fails to address the cumulative needs of this area of emerging concentration of density. While it identifies lack of capacity in the area's education facilities, it makes no effort to propose how this shortfall is going to be addressed.

We would ask that the various matters we have raised be given full consideration as this application is considered by the City.

Yours truly,

Geoff Kettel

Geoff Kettel
Co-President with Carol Burtin Fripp

c.c. Councillor Rachel Chernos-Lin, Ward 15
David Sit, Director, Community Planning, North York District
John Andreevski, Manager, Community Planning, North York District
Angela Zhao, Senior Planner, Community Planning, North York District
Broadway Area Residents Association