
Old Orchard Grove Ratepayers Association



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Dedicated to the harmonious evolution of our neighbourhood covering the area enclosed by Avenue Rd, Bathurst St, Lawrence Ave and Wilson Ave

February 5th, 2018

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Community Planning, North York District

Re: Request for Zoning By-law Amendment process to deal with revised development proposal for 228 Wilson Avenue (current Zoning By-Law 1071-2014)

Old Orchard Grove Ratepayers Association(OOGRA) **requests that City Planning require submission of a Zoning By-law Amendment in its consideration of the revised development proposal** for 228 Wilson Avenue .

The December 22nd 2017 submission for Site Plan Approval is inadequate and inappropriate due to the significant changes between the 2014 Zoning By-Law (ZBL) an the current proposal which are summarized in the table below:

228 Wilson Ave.

Comparison of current site plan submission and 2014 ZBA approval

Performance standard	2014 ZBL approved (no site plan)	Dec. 2017 Revised proposal (site plan submitted)
Height (Storeys/Metres)	17/57M	17/51.3M
Total Residential GFA	10,994.1 (condo)	13,300.0 (rental)
Lot coverage ratio (%)	50.4%	51.0%
Floor space index (FSI)	5.74	6.95
Dwelling units #units/BRs	108 units /50 1-BR, 50 2BR, 8 3-BR	131 units/55 1-BR, 76 2-BR
Parking levels/ spaces	5/130 spaces	4/?? Spaces, 151 required

The previous staff report stated: "the amendment to the Zoning By-law is required to permit the proposed residential apartment building and to implement appropriate performance standards to regulate the proposal. Such performance standards include: height, density, setbacks, parking, landscaped open space and amenity areas."

<http://app.toronto.ca/tmmis/viewAgendaItemHistory.do?item=2014.NY34.84>

Our Community has significant concerns with the revised proposal including, but not limited to the following:

- Unit increase from 108 to 131 is a further density increase in a development which is stranded and has a limited footprint of 0,5 acres. This is a performance standard as stated in the Staff Report and in the above summary.

- Parking space reduction going from 5 levels and 130 regular spaces now to 4 levels, unspecified spaces. 151 spaces are required according to planning guidelines. This is a public safety issue because the site is stranded: there are no other public places to park unless additional cars are parked across Wilson Ave in the residential neighbourhood which will provide an incentive to "jay walk" across Wilson at Clyde in a very fast section of Wilson Ave. This is a performance standard as stated in the staff report.

- Overnight Parking is not permitted at all on the residential streets in our area and the 3 hour legal limit is frequently violated as demonstrated by the multiple parking complaints logged in our neighbourhood.

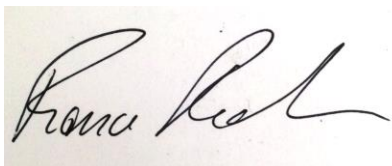
-Unsafe left turn from parking lot onto Wilson Ave. where cars coming out of the 401 overpass in a curve will have a blind spot for traffic merging into eastbound lane. Also, cars waiting to turn left will be invisible to oncoming eastbound traffic coming out of the overpass. We request the City does a Traffic Safety study documenting rush hour conditions and pedestrian safety.

We remind you of OOGRA's legally binding role on the Site Working Group

<http://www.toronto.ca/legdocs/bylaws/2014/law1071.pdf>

We look forward to your confirmation that the process for Zoning Amendment will be followed properly.

Yours truly



France Rochette

Chair, OOGRA

Email:

Councillor Carmichael Greb

Mayor John Tory

Geoff Kettel, Cathie MacDonald (FoNTRA)

SAHRA, Sheila Dunlop

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