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Planning/Development Applications – City of Toronto

May 4, 2015

As we will not be able to attend the Community Consultation Meeting on May 4, 2015, we would like to submit our opinion on this Application via this email.

The applicant is proposing to demolish the existing single-storey residential dwelling and construct a **new 5-storey business and professional office with two residential dwelling units (bachelor apartments) on the upper two floors**. A total of only **two parking spaces** are proposed within the rear yard of the building accessed from a driveway from Joicey Boulevard.

The City's Official Plan calls for a significant proportion of future growth along the Avenues. Avenue Road between Lawrence Avenue West and Wilson Avenue was selected as one of three Avenue Studies to be undertaken in 2007. The Avenue Road Avenue Study addresses the two-kilometre length of Avenue Road between Lawrence Avenue West and Wilson Avenue. City Council on November 30, December 1, 2, 4 and 7th, 2009 adopted the final staff report for the Avenue Road Avenues Study.

The key recommendations of the study focus on creating conditions for smaller-scale, mid-rise developments of five-storeys with limited opportunities for larger-scale developments up to seven-storeys for the area **between Lawrence Avenue West and Joicey Boulevard**.

However, Avenue Road between Joicey Boulevard and Wilson Avenue is characterized by low-scale, residential uses with some lower scale commercial uses as the primary form of development. The study also noted the difficulty of access and egress to and from the 401 and **recommended that this portion of Avenue Road be limited to live/work units or wholly-residential uses**.

The subject lands are currently zoned "**One Family Detached Dwelling Seventh Density Zone – Exception 16 (R7(16))**" in Zoning By-law No. 7625 of the former City of North York and "**Residential Detached Zone (RD f9.0; a275)**" in the new City of Toronto Zoning By-law No. 569-2013. This zoning permits single detached dwellings and accessory buildings, recreational uses, and makes special provisions for home occupation uses.

An amendment to Zoning By-law No. 7625 for the former City of North York and the new City of Toronto Zoning By-law No. 569-2013 is required as the **R7(16) and RD (f9.0; a275) zonings do not permit the proposed 5-storey mixed-use building**. A rezoning application is required to implement the necessary zoning standards that would facilitate the new development.

The proposal contravenes the Avenue Road Avenue Study and implementing Zoning By-law and uses, which provides for lower-scale development along this portion of Avenue Road, due to houseform character and congestion concerns. It is not appropriate to introduce the proposed building type given the existing context of this mixed use area.

We would ask that the re-zoning request be refused as a zoning change to allow construction of a 5-storey retail/commercial/residential building would contravene the By-laws and the Guidelines stipulated by the Avenue Road Study.

The residents of this area believed that the Avenue Road Study guiding principles would be enforced.

Name
Address