

May 3, 2019

To: Mike Colle, City Councillor Ward 8, City of Toronto  
John Tory, Mayor of Toronto  
Gregg Lintern, Director Community Planning, City of Toronto  
Joe Nanos, Director, Community Planning, City of Toronto  
Barbara Gray, GM Transportation Services, City of Toronto  
Al Rezoski, Manager Community Planning, City of Toronto



**RE: Application No: 18 190379 NNY 15 OZ  
Proposed Development for 111 Wenderly Drive, 746 / 748 Marlee Ave, Toronto**

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The Wenderly Park Community Association Inc. (WPCA Inc.) wishes to formally comment on the recent Community Consultation Meeting held April 4, 2019 regarding the proposed development for 111 Wenderly Dr., 746/748 Marlee Ave in the City of Toronto.

The WPCA Inc. represents the residents living within the boundaries of Lawrence Avenue West to Glencairn Avenue and Dufferin Street to Bathurst Street.

The subject properties presently consist of three (3) one-storey single family residential dwellings designated 'Neighbourhoods' in the City of Toronto's Official Plan, and zoned R5 in the former North York Zoning By-Law and RD (Residential Detached) in the new Zoning By-Law No. 569-2013.

The Official Plan under the *Neighbourhoods* designation directs that "physical changes to our established neighbourhoods must be sensitive, gradual and generally 'fit' the existing physical character." The proposed 10 units in two 5 unit blocks with a height of 4 storeys is a profound departure from the directions contained in the Official Plan in that the proposed development fails to even closely conform to the massing, height, density, setbacks, number of units, and traffic patterns considerations.

The WPCA Inc. strongly opposes the City Planner's position in treating the proposal as an 'infilling' application. These are not three vacant lots, but lots with existing residential buildings on site. This sort of activity is tantamount to block busting rather than land assembly. Notwithstanding the attempt to pass the proposal as an 'infilling' development, if one assesses the proposal with reference to the Official Plan's Chapter Four, subsection 6, the proposal is a wide departure from the Plan's directions that "performance standards are to ensure that new development will be compatible with the physical character of established residential Neighbourhoods".

The City Planner (the Planner) attempted to justify the massing of the proposal by stating that stacked townhouses are now being deemed to be acceptable in Neighbourhoods. Our question is: 'acceptable by and to whom?' Certainly not by the local residents.

The Planner referred to the two blocks of four-storey townhouses as an appropriate boundary of the single family residential neighborhood. We beg to disagree. The existing three subject properties are an integral part of the designated 'Neighbourhood' and function as such and do not represent its periphery.

The Planner tried to justify the proposed intensification as smaller than a previous application (which he also supported), and as such an appropriate response to the Provincial policies. The same justification was given for the subject sites being close to the subway system. Our position is that we recognize the need for intensification and invite the proponent to revise the proposal by diminishing the number to 6 residential units of a size, scale and height complementary to the existing residential fabric of the neighbourhood. The Provincial and City of Toronto policies and guidelines, while encouraging intensification in appropriate areas do not mandate intensification at any cost even flying in the face of good planning principles which the present application displays.

Additionally, we wish to address the unconscionable process utilized in bringing this application to a Community Consultation meeting. There was no preliminary planning report produced, with the stated justification that such a report was produced for an earlier application that was subsequently abandoned. The two applications are fundamentally different and one cannot understand the connection nor the similarities, hence the need for a new preliminary report and a new Community Consultation.

The Planner, at the Community Consultation Meeting, stated outright that except for some tardy City Department responses the present application meets all of the City's requirements, and the only outstanding consideration was the Community's response at the Meeting. If the Planner, as he indicated throughout the presentation, has already arrived at his determination for a report to the City Council, thus pre-empting Community input, what is the purpose of the Community Consultation Meeting? Why was the Community not allowed the opportunity to provide its input at a Preliminary Report stage at which point both the Applicant and the Planner would have been in a position to appreciate and assess the Community's feedback and perhaps initiate a collaborative and fruitful dialogue.

**With this application and the many others proposed for Marlee Ave, there is an unquestionable need for a City of Toronto sponsored comprehensive traffic study, similar to the one completed in June 2013 (copy attached for your reference). We understand that a subsequent study was done by the applicant, however we believe it does not reflect the current realities of the existing traffic congestions and safety concerns on Marlee Ave, Wenderly Drive and Lawrence Ave.**

Our concerns with the subject proposal extend far beyond traffic, process and '*Neighbourhood*' considerations. For example, residents on Majestic Court have been beset with frequent basement floodings as a result of high water levels in the area, as well as outdated and failing infrastructure, which they have attempted to mitigate at great personal cost. Any loss of green space would create further havoc with regard to water management. A further concern is the single ingress and egress from Wenderly Drive which not only creates a safety hazard for the proposed residents of the development in the case of emergency, but would also cause further traffic congestion on Wenderly Drive, which at key times is already backed-up several blocks. We see no reason why driveways cannot continue to be directed to Marlee Ave, as is currently the case.

The WPCA Inc. is still willing to embark in a dialogue with the City Authorities and the Developer/Applicant with the goal of arriving at an agreement that fully respects the character of the neighbourhood and meets the residents' desire for an appropriate and sustainable quality of life.

The WPCA Inc. is in favour of appropriate and **reasonable** intensification and looks forward to working with all stakeholders towards this goal.

Yours Truly

**Joe Nobrega, President**

Wenderly Park Community Association Inc. (WPAC Inc.)

<http://wenderlypark.weebly.com>