

Re: proposed development at 520 Speedvale Avenue East

For over 55 years a church has been the only edifice on the property at 520 Speedvale Avenue East. The amount of noise, traffic, etc. from the church on this site has been so minimal! Now, an application has been submitted to the city to change the zoning density from low density to medium density and to then build a 52-unit complex! It will most definitely change the face of our neighbourhood!

We still believe that the level of intensification remains much too high for us to maintain our living standards, quality of lifestyle and our sense of community. Upholding the Official Plan land use designation as Low Density Residential which allows for a maximum number of 28 units (with NO site-specific policy to permit a maximum net density for cluster townhouses of 73 units per hectare) would be much more in keeping with the character of our neighbourhood. In addition, maintaining the Low Density Residential zoning would alleviate all our concerns regarding inadequate parking, noise, garbage, snow removal, traffic generation, shadows, loss of privacy, removal of mature trees, etc.

Practically speaking, Speedvale Avenue East is busy and noisy. Our neighbours on Speedvale already are unable to back out of their driveways to cross two lanes of traffic and often must drive around the block to get to their destination. The Noise Feasibility Study states "The predictions indicate that road traffic sound levels will exceed MECP (Ministry of Environment, Conservation and Parks) limits at all proposed buildings in the development". Warning clauses are recommended to be included in the property and tenancy agreements and offers of purchase and sale for all units.

Although 74 parking spaces are planned for residents and visitors, we have grave concerns about the fact that the overflow parking will spill out onto adjoining streets where children play and walk to school and where emergency vehicles will be required to navigate.

While we realize that this property will be developed, it is our express belief that, were the current low density designation be maintained, this would alleviate all our current concerns.

Kim Wakeford