

From: All Residents of YCC 400
3131 Bridletowne Circle, Scarborough

To: Renrick Ashby
Senior Planner
Community Planning, Scarborough District
150 Borough Drive, Scarborough, ON M1P 4N7
Tel: **416-396-7022**

June 09, 2008

RE: **2900 Warden Avenue – Rezoning Application Preliminary Report** (the Report)
(Ref #: 08 143653 ESC 39 OZ)

Dear Mr. Ashby,

Since the news of Rezoning Application at 2900 Warden Avenue for an over-density residential development was reluctantly brought to surface before the surrounding community, the entire surrounding neighbourhood and whole area, especially all the residents in our condominium building at 3131 Bridletown Circle, have brought up many concerns on this rezoning application. Due to the proposed over-density development plan, many of our residents have developed serious concerns. The main concerns include:

- Odd urban planning and landscape development
- Lack of community services
- Too small study area of the Rezoning Application
- Blockage of area storm and sanitary sewer systems
- Persistent power failures, especially in the summer season
- Over-loaded fire and emergency services
- Inefficient schooling and childcare
- Shortage of community senior care
- Intensification of road traffic and associated dangers and risks, especially for high population of seniors and students in nearby schools, collegiate and churches.
- Shortage of policing
- Adverse impact natural environment preservation and neighbourhood society
- Stresses on urban forest and cultural heritage preservation
- Stresses on response to natural disasters such as severe winter storms, emergency of hydro and natural gas corridors

Many of us have spoken on such concerns and issues in several information meetings. Lately we had an opportunity to read the “2900 Warden Avenue – Rezoning Application – Preliminary Report” (the Report). We would like to write you with verbal document so that our concerns shall be well studied and addressed.

1. Odd urban planning and landscape development

Any zoning and urban planning and landscape development shall have harmony with the surrounding natural environment and social neighbourhood. The new Rezoning Application is apparently breaking this fundamental and basic urban planning theory:

- The Rezoning Application is changing entire **commercial property** into a **residential property** (with semi-commercial operations) if calculating the whole construction areas and land usage including residential parking areas and landscaping. With one commercial facility extension, but 8 residential towers, the developer is trying to fundamentally breach the by-law that currently applies to this land block and future zoning change.
- The Rezoning Application is introducing over-density development within an area of 93691 m² with 114100 m² residential constructions and highest building of 38 stories. This type of development style may be seen in other city areas such as Downtown Core. But the introduction of such a highly dense residential occupancy within an already fully developed commercial property is going to ruin the entire neighbourhood urban landscape style and the harmony with/among the currently communities and areas.
- It's going to add a very strange and odd land pocket along the whole Finch Avenue East and Warden Avenue because currently no such an urban development can exist along these two roads within several grids of the entire district.
- The proposed "Site Plan" shows a very strange ratio of little open space, narrow roads, and no parks within 2900 Warden Avenue property line (Page 14). The other **18** surrounding properties facing this subject property have been developed with well-balanced ratio of construction area, parks, and open spaces. As soon as this Rezoning Application is developed, it's going to create an **exotically** strange and odd landscape in the middle of whole block and then significantly devalue the beauty and harmony of the whole neighbourhood. This apparently conflicts with the "*Provincial Policy Statement and Provincial Plans*" (Page 6, Bullet e, g) and i).
- The over-density development supposes to encourage residents/passengers to use public transit such as Subway System. The Rezoning Application is increasing already congested traffic on both Finch Avenue East and Warden. 1) Over-populated residents are going to bring more vehicles. 2) Either Finch or Warden is designed as an extension of transportation main of subway systems. This even apparently conflicts with the "*Provincial Policy Statement and Provincial Plans*", which requires urban planning and development to "take advantage of nearby transit services" (Page 6, Bullet h).
- The "*Provincial Policy Statement and Provincial Plans*" requires urban planning and development project to improve local parks, transit, community services and facilities. The over-density Rezoning Application is apparently going to the opposite direction and bring out negative impact to the surrounding community and existing population.
- The "*Provincial Policy Statement and Provincial Plans*" requires urban planning and development project to revitalize the community with identifying potential partnerships and mechanisms for stimulating investment in the neighbourhood and supporting the revitalization strategy. The over-density Rezoning Application is apparently going to bring much more residents than a few commercial sale job opportunities, which is going to intensify the shortage of professional and well-paid job positions. The over-densely population new residents are worsen the employment situation in this area, but also to intensify the pressure of all community services and facilities.

2. Lack of community services

A mixed land use shall have a well-balanced ratio of commercial and community facilities. The Rezoning Application presents no intention to community service in the public interests.

- If the developer wants to change the current land use, then the local community, especially the aging baby-boomer population, need community services and shall have certain benefit from the re-zoning and re-development. On the opposite, the Rezoning Application intends to add over-density of population and also to introduce affordable housing, which apparently is against the community interests and benefit.
- It's told that the developer may make contributions to community service in other areas to acquire privilege of developing the subject land. When the City reviewing the rezoning application, the local group of residents and community shall be focused and satisfied first. Otherwise, it's going to sacrifice needs and rights of local neighbourhoods and communities for something intangible. If local neighbourhood and community's need cannot be met, not only is it against basic urban planning principle, also it will create long-term problems and issues in the entire area, which eventually will cause negative impact and burden to the City's municipal services. This apparently conflicts with the "Healthy Neighbourhoods Provisions" and revitalization strategies specified in the "*Provincial Policy Statement and Provincial Plans*" (Page 6 – Paragraph 2).

3. Too small study area of the Rezoning Application

The Rezoning Application only recommends notice delivered to the community within **120 metres** of the site. This practice is apparently neglecting the many heavily impacted areas on north of Warden and South of Finch Avenue East. There already are many residents living in high-rise buildings and residential neighbourhoods who are not only regular visitors and shoppers in the mall, but more importantly frequently and regularly use the public infrastructure systems, public roads and community services and facilities. The Rezoning Application must have to expand the study on both natural and social-economical impacts on actually affected natural environments, neighbourhoods, buildings and areas.

4. Blockage of area storm and sanitary sewer systems

The current sewer systems already show sign of inefficiency to handle current populations.

- Our building and our neighbourhood including 3151 Bridletowne Circle (another condominium building) and many nearby residential houses were flooded in the 2005 summer storm. Many damages are still in the process of recovery. We had to clean and retrofit our entire underground parking garage, basement entertainment facilities, swimming pool, and other underground facilities. The Rezoning Application is going to significantly reduce **open buffer space** for severe weather and intensify the danger of flooding for more and big neighbourhood (Refer to the Report – Storm Water Management/Site Servicing – Page 13).
- The Rezoning Application shall have scientific analysis and data on how to incorporate with the city storm and sanitary sewers systems. Without a proper solution or reduced density, it will be the entire community and neighbourhood to pay future sewer system

damage/blockage, and the worst to suffer from the consequence of one developer's personal interest and private monetary pursuit.

- As a planning approach, it does not make sense to over-build an area far away from Highland Creek Sewage Treatment Plant. It will have tremendous burden and future financial expense to collect large volume of sewage from the far north-west service area to an opposite south-east treatment plant.

5. Persistent power failures

We are consistently experiencing power failures due to the dense population and high demand in the whole area. The over-density rezoning application is going to further over-load the power demand, which will greatly increase not only more power failures, but also cause potential fire and emergencies in nearby residential properties, commercial units, and especially schools and collegiate where many educational equipment and devices are used.

6. Over-loaded fire and emergency services

Currently the whole area has been well developed. Many high-rise residential buildings have been fully occupied with large population. Over-density rezoning is going to bring out over load on fire and emergency services. This is frequently observed issue neglected by developers and later consequently passed onto public municipal services (This apparently conflicts with "*Provincial Policy Statement and Provincial Plans*" on "wise use and management of resources" (Page 5, Paragraph 3).

7. Intensification of road traffic and associated dangers and risks

The Rezoning Application is introducing significant traffic load not only within the 2900 Warden Avenue property, but also more severely onto the existing Warden, Finch East and Bridletowne Circle. This is going to create very un-characteristic traffic impact to the surrounding public transit. Because either Warden or Finch East is an extension of any subway systems, it will create chaos for TTC to increase resources and manage the already loaded services.

Also there are several schools, collegiate and churches within the walking distance. Many residents within the surrounding area, especially seniors who are not qualified any more to drive, use the public roads and sidewalks to accessing the mall and nearby churches. The increase traffic is going to put more hazards and risks on the already limited roads. This apparently conflicts with "*Provincial Policy Statement and Provincial Plans*" on "provide an attractive, comfortable and safe pedestrian environment" (Page 6, Bullet f)).

8. Inefficient schooling and childcare, and shortage of community senior care and policing

Currently the schools and kinder gardens in the area are already over-populated. Many seniors have been consistently battling with shortage of community senior care. Although we still have a nice and peaceful neighbourhood, shortage of policing has been surfaced in the past couple of years. Neighbourhood security is slowly going down in some pockets. Not only will the over-

density rezoning application (especially if **affordable housing** is introduced by the developer) further worsen the situation, but also it will bring out new unsafe environment and serious negative impact to all residents and entire neighbourhood, especially the kids and students in the nearby school yards and collegiate facility where the young population concentrate (This apparently conflicts with “*Provincial Policy Statement and Provincial Plans*” on “protecting public health and safety” (Page 5, Paragraph 3)).

9. Adverse impact on natural environment preservation, and stresses on urban forest and cultural heritage preservation

The Rezoning Application only addresses an area within 120 metres from the property of 2900 Warden Avenue.

- Actually there are a variety of natural environments such as creeks and wetland ponds in the neighbourhood. The development is going to significantly change the surrounding urban forests, rain/snow melting flow models, which indirectly change the natural habitats of the flora and fauna.
- The long-lasting development project in such a big scale and scope is going to create severe adverse impact to the whole society and neighbourhood, not only to affect the daily routine living, but also to introduce negative health and safety factors into nearby schools, collegiate, churches and many senior citizens (densely populated in the around condominiums) who have been living here for decades.
- The “*Provincial Policy Statement and Provincial Plans*” requires urban planning and development project to minimize the impact on adjacent streets and residences. The over-density of the Rezoning Application is going to introduce more waste and littering into the entire neighbourhood, which are already affected by the pollution and littering from the commercial operations in the current mall. Every end of winter and beginning of spring, and windy time, increasing garbage and other littering is flying over the entire neighbourhood. This apparently conflicts with the “*Provincial Policy Statement and Provincial Plans*” (Page 6, Bullet j)).

The Rezoning Application shall carry out environmental impact assessment to evaluate these adverse impacts. The environmental impact assessment report shall be provided to the community and neighbourhood for public consultation.

10. Stresses on response to natural disasters such as severe storms and winter blizzards, emergency of hydro and natural gas corridors

The proposed Rezoning Application has no consideration or answer for the potential emergency from surrounding McNicoll hydro corridor and Enbridge natural gas corridor. Also the whole area is well developed and occupied. In case of severe storm or winter blizzard with power failure, the over-density development is going to create tremendous disaster in the whole neighbourhood and community. When nothing happens, it looks fine. But if we are facing once every 25 year, 50 year or 100 year emergency, people are going to die.

Finally, being the potential most affected group of residents living across the Bridletowne Circle facing the development property, we would like to ask you to forward our concerns in the written

document to the developer. Also we want to have our concerns addressed and answered item by item both by the developer and/or the District Community Planning Department at the City of Toronto.

With regards,
On behalf of all residents

- c.c.: 1. Mr. Mike Del Grande, Councillor – Ward 39 Scarborough-Agincourt
2. Mr. Norm Kelly, Councillor – Ward 40 Scarborough-Agincourt
3. Mr. Allen Appleby, Director, Community Planning, Scarborough District