

Councillor Karen Stintz
Ward 16, Eglinton-Lawrence
416-392-4090

Councillor Cliff Jenkins
Ward 25, Don Valley West
416-395-6408

NOTICE OF PUBLIC MEETING

*Proposed Redevelopment of 4050 Yonge Street
(North-West Corner of Yonge Street and Wilson Avenue)*

**June 3, 2010
7:00 p.m. – 9:00 p.m.
Agricola Finnish Lutheran Church
25 Old York Mills Road**

May 17, 2010

Dear Resident,

Councillors Karen Stintz and Cliff Jenkins invite you to attend a community meeting at **7:00 p.m. on June 3, 2010 at the Agricola Finnish Lutheran Church at 25 Old York Mills Road** to discuss a proposal by Build Toronto to redevelop the property at 4050 Yonge Street, on the northwest corner of Yonge Street and Wilson Avenue.

History:

A few months ago, Build Toronto, the City's real estate and development corporation, began preliminary discussions with our offices about the potential development of 4050 Yonge Street.

On April 29th, Councillor Jenkins held a meeting to discuss the proposal with Build Toronto and representatives of local ratepayers' associations. At that meeting, Build Toronto indicated their continued interest in the site and advised of their intention to file a development application (Official Plan Amendment – OPA). On April 30th, Councillor Stintz spoke with representatives of Build Toronto, advising them of a number of significant concerns that had been raised by the local community that needed to be resolved before moving forward. She requested that Build Toronto not

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submit an application without addressing these concerns. Within an hour of this conversation, Build Toronto submitted their Official Plan Amendment for an 8-storey mixed-use commercial office building with a total height of 43 metres (141 feet) and a total GFA of 46,380 square metres (500,000 square feet) of which 2,025 square metres (21,000 square feet) would be dedicated to retail. There would be 231 vehicular parking spaces provided within 2 levels of below-grade parking with access from Wilson Avenue.

Councillors' Concerns:

- Potential tenant(s) – a new TTC headquarters or a commercial enterprise?
- Community consultation - cannot take place over the summer months while residents are vacationing.
- The proposed 8 storey height and the solar chimney that projects 30 feet above the height limit for the site triggers an Official Plan Amendment (OPA) that is not appropriate for this location and sets a dangerous precedent for other developments in the area.
- There are Toronto Regional Conservation (TRC) lands that will be impacted by the proposed development.
- Considering the City's financial straights, should the TTC be considering a new headquarters at this time?
- The amount of parking available in the proposed plans

Meeting:

The meeting will provide the community the opportunity to discuss Build Toronto's plans with Councillors Stintz and Jenkins. City Planning and Toronto and Region Conservation Authority (TRCA) staff will also be in attendance to discuss the application and answer questions.

If you have questions or require additional information, please do not hesitate to contact Councillor Stintz at 416-392-4090 or Councillor Jenkins at 416-395-6408.

Sincerely,



Councillor Karen Stintz
Ward 16, Eglinton Lawrence



Councillor Cliff Jenkins
Ward 25, Don Valley West

