

HARBORD VILLAGE RESIDENTS' ASSOCIATION

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To: Toronto East York Community Council
Re: TE27.2
666 Spadina OPA and Zoning Amendment application

Oct. 15, 2017.

Harbord Village Residents' Association enthusiastically endorses the rezoning proposal for an infill development at 666 Spadina. This project creatively addresses the need for rental housing, for affordable housing and for community green space.

A 25-storey tower in the park Uno Prii building that contains 334 rental units is on the site. The adjacent community is a two and two and a half storey Victorian neighbourhood that is home to two Heritage Conservation Districts.

The process was a model for community engagement with an enlightened developer. Public consultation resulted in two different iterations of plans and an agreement in principle for further changes with Walker, Nott and Dragicevic Associates and Philip Levine. Planning, Legal, Parks Forestry and Recreation, Heritage, and Urban Design, working with Councillor Cressy and his staff were then able to forge agreements between the City and developer that captured the community's desires. Massing was shifted for the City to receive significant green space.

The result includes:

- 133 units of purpose-built rental, at density of 4.16 and 11 storeys in height
- Respect for the 45 degree angular plane with good transition into the heritage neighbourhood
- A mid-block pedestrian walkthrough between Sussex Mews Laneway and Spadina
- A 725 sq. m. POPs space along Sussex Mews Laneway
- A 603 sq. m. public park along Sussex Avenue

These site developments will contribute enormously both to the present and future residents of both the community and the development itself. Taken together these green spaces almost double the existing park space in Harbord Village.

Harbord Village also endorses the planned distribution of section 37 benefits. There is no more critical need in the City than affordable housing, and it is possible that half the funds arising from this development could create as many as 14 units for seniors on land just north of our community. The other half will go to green improvements in Harbord Village.

Finally, the developer has expressed enthusiasm for including the community through the City's site plan approval and construction management process. We look forward to that work.

Yours,

Sue Dexter and Carolee Orme
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