

Very concerned about traffic intensification and parking. 1. Traffic: with 1500 residential units, this would be at least 3000 added trips per day (out and return for 1 person/day). Brentcliffe & Eglinton. already overcrowded. Will Eglinton be reduced to 1 lane? How many of these trips are likely to take LRT? 2. Parking. What is current number of surface parking spaces? 100? They are already full most of time. Increased retail/commercial units would require more than 248 (if I am correct) for staff and customers. Where else in city has similar project been built on similar space? What has effect on traffic & parking been? Sheppard & Leslie? Streets are MUCH wider there. Why is there no mention of school capacity? No provision of daycare? No library/sports/cultural facilities?

Risk of basement flooding in Leaside area will grow as vastly more people use showers, sinks, toilets and tubs under proposed building density. The sewer and waste water lines beneath the streets are old and really need to be upgraded to better cope with existing conditions; they almost certainly will not cope with heavier demands. Mini power interruptions already occur each year -- and more serious outages will occur when hundreds of additional units are connected to the local grid. Such outages can, and do, wreck motherboards and computer-driven components in stoves, fridges and expensive computers. The existing power supply is unable to reliably meet current demand, much less projected heavier usage. Traffic volume has grown dramatically on Leaside streets in recent years, and can only worsen under the proposed building density, putting pedestrians -- particularly children at area schools -- at risk.

Too much density and negative impact on the community.

Far too many stories. No consideration for neighbourhood and existing ratepayers. City and neighbourhood streets far too busy and congested without added intensification.

This proposal makes a mockery of all the by-laws regarding this property and if allowed to proceed could ring the death knell for Leaside as it presently exists.

The survey covers my concerns if recorded...too many people into an already crowded neighbourhood...schools traffic and parking already are a nightmare with the TTC construction etc.

Overcrowding at St Anselm's Catholic school is already a huge problem.

I have examined the plans, elevations and renderings presented as part of this survey. I find this project, with its towers and connecting buildings, to be visually overpowering. There is just not enough space, public or private, to accommodate a project of this size and complexity. It will overwhelm the view for blocks around from street level as it is so out of proportion to any other project nearby. It is not beautiful (at least in my eyes) - in fact, it would fail the test for attractiveness under the Vision section of the Urban Design Guidelines. It will definitely have many impacts locally, in spite of the Tall Building Design Guidelines. It is difficult to see where the developer used both of these documents in his plans. The developer has succeeded in having the project area re-zoned, in spite of the fact that neither the Leaside Area Wide Traffic Study nor the Laird Focus Area of the Eglinton Connects Planning Study - both of which encompass the project's site - have been completed although both have been authorized. Even a maximum height of 7-8 stories can be visually overwhelming and inappropriate under the Guidelines. Looking around at the Leaside area as it exists now, made up for the most part of 2 story family homes, this maximum height seems perhaps excessive, but reasonable as long as that rule is not open to being changed. My concern is that developers will continue to ask for as many stories as they can get, and City Council will continue to give it to them. Or the OMB will if there is an appeal. Another concern if this project is allowed to go through as currently presented, is that it will set a precedent for this area. Leaside has seen many changes recently as new buildings, retail malls and big box stores have received approval and are built or in the process of being built. The increases in traffic volume and on-street parking are already having a significant impact on both main and residential streets. When all the projects that have been approved are completed, in particular the 2 big box stores and the towers at Bayview & Eglinton, the roads will be strained even further. To add all the vehicles that would be coming & going from 939 Eglinton - servicing retail, commercial & residential needs - without some sort of plan done first does not make sense. At some point, with the completion of these projects and the coming LRT, the roads will be completely inadequate and not just during rush hours. Nor is there room to widen them. We are a small, cohesive community of long standing. We have neither the money nor the numbers to take on large developers with big bank accounts. I understand that the developers want to maximize the return on their investments and that the City wants to maximize the taxes it can collect. Yet, it is a huge error to allow a developer to impose his own agenda on the neighbourhood and City Planning Dept. Truly, this project as presented does not meet many needs except those of the developer. Surely there are other factors which need to be taken into account, more to do with the human part of living in the city. I can see this project with maybe four 8 story buildings, mostly residential, interspersed with green areas for people to use for sitting, meeting with neighbours, etc. - not just for pathways. Perhaps a playground for kids. And a dog park. Lots of trees and grass. It is my suggestion that a moratorium be placed on this project and all others in the Leaside area that have not broken ground until the City has completed the Traffic Study, Eglinton Connects has completed the Laird Focus Area Planning Study and before yet more changes are made to the official plan. We all need the results of these Studies in order to properly assess development projects going forward. We need projects that are complementary to the existing buildings and neighbourhood. We don't need a monument. We need clear direction from City Planning that recognizes the validity of the concerns of those in the neighbourhood and the value of that neighbourhood to the City. We need decisions that aren't based solely on money. It's time to factor many other things, including air quality, noise, odours and dirt/dust, into City Planning development decisions.

It is totally out of keeping of the community character and repugnantly inappropriate.

Gridlock on Laird and surrounding streets is already a major concern. This intensification will only intensify the problems.

Way too much density to add to already congested traffic.

This big project, especially the condo part, will damage the cohesion of old Leaside, and making the local traffic worse. We should keep this location for office purpose, and do the same thing everywhere else in Leaside business park. We need no more retails, less condos, and more offices or even some local college, to preserve Leaside. Retail and condos will make our local street as the back lanes for parking and easy pass-through!

You can't intensify this neighbourhood without building more roads and schools etc.

This project is a vanguard of similar future development projects in the area that will only further push the issue of density/crowding and traffic congestion directly affecting the nearby residential areas. Industrial area will probably be adversely affected as new developments will generate more criticism of the proximity of the industrial businesses and their operations

Why not make Bayview a pedestrian-only zone?

This proposed development will drastically change the quality of life in Leaside. We understand that change is inevitable and that change is good, however that being said it needs to be done responsibly and with consideration for those effected. Simply put the sheer scale of this development will negatively impact our neighbourhood on a variety of levels. Safety, community feeling (walk down any Leaside Street and witness neighbours talking to each other, looking out and helping one another), traffic (congestion, noise). We are against this development in its' current form, it is too large for our area and takes away from businesses to locate in Leaside.

The buildings should have a nice external appearance and be finished with materials that will not show water marks and other conspicuously unattractive signs of degradation over the years. The glass should not fall out of the window frames and the windows should not leak. The design should be wonderful, not the glass towers being proposed. The towers should be of a lower height than the number of stories proposed by the developer. Don't give them as much as they want. We don't know if economic units will be included. What are the socio-economic standards of the proposed residents and businesses? Keep the standards high. There must be good committees organized to keep the buildings operating to a high standard, keep the garbage picked up outside, etc. The plan should include a day care facility. If they get the full number of units proposed, insist on an elementary school as part of the project. The plan should include a dog running area. There should be measures in place to protect birds from flying into the towers.

Question 3: No development at all is my preference Question 4: None of these.

Re question 4: only low rise.

I agree that some degree of intensification is necessary for environmental reasons (more efficient to heat/cool large buildings), and that the LRT corridor will bring more development. However, traffic around Leaside is already very congested, and this new development will likely double the traffic. Not everybody will be able to make use of public transit. I don't think the buildings should be as high as the planners/developers want. My husband has lived in Leaside all his life, and I'm a relative "newcomer", having called Leaside home for almost 18 years. It's a wonderful community, and it would be a shame for it to be ruined by over-intensification.

I am very concerned about proposed stop light at Don Avon and Eglinton. It will encourage more traffic to drive through north Leaside - particularly from delivery trucks from one-way service road on west side of proposed development.

Leaside should be residential not commercial

Traffic and congestion is a major safety and quality of life concern.

In addition to my concern about the impact on the Leaside Business Park, I am concerned about the former Bayview Ave. community hub that has been negatively affected by the Leaside Business Park. Our local business and the walking culture has suffered greatly during this time of significant development.

Question 4: All low rise or (a)

Increased traffic is one of my biggest concerns about this and any new project that brings more cars into Leaside. In addition to pushing back against big developments, we really need to lobby the city for more traffic calming measures and limits on street parking.

Toronto already has enough high rise condos. They can go live there. NOT HERE. An unbelievably stupid plan! Big developers lording over the peasants (as usual).

I am not opposed to development in the area. With the new transit line, development is inevitable and logical. However, the densification of the proposed plan for 939 Eglinton Ave E. in conjunction with the other proposed development in the neighbourhood is deeply problematic without a plan to address overcrowding in schools, traffic congestion, and the strain on local facilities. Apart from the chaos caused by the construction which will be quite significant, the impact of having so many additional housing units in a small residential neighbourhood will forever change the sense of the community and neighbourhood from one of a secure place to raise families, where kids can play outside in relative safety, to a densely populated space with overcrowding and high traffic volumes making the streets a significant danger. Without a plan to address the volume and traffic that will inevitable come with such densification, I cannot support the plans for 939 Eglinton Ave E or the other development in the neighbourhood.

The Leaside neighbourhood cannot handle this kind of dense population increase. With the huge population increase, our neighbourhood schools will overflow, and they are already at capacity. Not to mention, the traffic in Leaside is already too high, and with this increase in population, it will make our neighbourhood unsafe for pedestrian traffic. We have already had one fatality in our neighbourhood. A young 7-year old's life was lost because of ridiculous traffic flow through the neighbourhood.

We are so full up right now we should not be doing anything until current issues, concerns and problems are resolved. People who live in Leaside do not want any more!!!!

We will also be losing some current retail locations that the community currently relies on (Tim Hortons, the Gym, specialty shops, etc.)

The Leaside area around 939 Eglinton Ave. E. is already highly congested and this development is totally inappropriate for this area.

Plans for large commercial build and high rise apartments/condominium units does not fit the look and feel of the Leaside neighbourhood. Brings in too much congestion and impact to the living community which is approaching its limits from increased private home renovations.

I moved to Leaside to have the best of both worlds: to live in the city and yet feel like I had a residential community that reminded me of growing up outside of Toronto. Leaside has a very strong sense of neighborhood and community and there is a "closeness" that provides a sense of security and calm. I categorically and strongly am against a condo development occurring in this area. It will completely change the look, feel, community, increase traffic and congestion (which is a royal pain right now just because of the LRT!!), affect safety in the neighborhood, and put a multitude of strains/pressures. Leaside is NOT a condo community. And frankly the rate of condos encroaching on traditional residential neighborhoods in Toronto is simply getting ridiculous. To the point that after decades of living in the city I'm reconsidering remaining here once my kids leave school.

Leaside's streets are already far too busy for safety without adding in such tremendous density nearby. Casting permanent shade over so many existing residential homes is simply wrong. The park included in the plan is attractive but completely insufficient for the number of people who will be moving into these buildings; the area's existing parks are insufficient to absorb the additional population. Area schools are already full to capacity, with portables present. Where is the plan to accommodate the needs of families moving into these buildings? This proposal is clearly focused on profit for the developer with no regard for creating livable space within our city.

Our streets are already at capacity and this will just cause a lot of gridlock getting in and out of North Leaside.

Old people and those who think they are better than the rest like a lot of Leaside snobs think they own Leaside and they should be the only ones who should enjoy this great area of Toronto. The demographics alone show that children are on the decline so in a few years the schools capacity will be increasing as the number of kids going through the schools is decreasing. Let progress happen if we let the snobs in Leaside decide we would still be in horse and buggy and lighting the gas lamps on the streets at night. Who do these people think they are that they can stop progression given the short time they are in this community. If we don't keep up we will fall behind and Leaside will cease to be a community people want to live in, bring on change.

I hope Kathleen Wynne is engaged and actually tries to support the Leaside community for a change.

I am not against re-development of this site... my concern is the height of the buildings and how many additional people will be living here. The added congestion and impact on the community will be a big problem for all of us.

Firmly believe that building intensification needs to start with existing subway lines where low-rise buildings still prevail (all long Yonge St. and University line). Only then should secondary lines like the Eglinton LRT be considered. There needs to be a firm plan in place before unfettered development is allowed to proceed. The fundamental neighbourhood character of Leaside, both North and South together, needs to be recognized by the City. The community is very real and I honestly believe will disappear quickly without thoughtful planning. The change in the use of our local streets in the last 10 years has been astounding. Trucks regularly ignore the no truck signs, traffic jams are common, no turn signs are constantly ignored. Adding more people without addressing these issues is negligent.

The city needs to show forethought about what makes a city a great city. Keep our city's neighbourhoods intact while progressing with need for growth. High-rise buildings belong downtown. Keep them there for those who wish that kind of lifestyle. Increasing density in Leaside is inevitable but anything over 6-10 stories just doesn't work.

Those who are making this decision to change our community are doing so out of greed, and have a complete disregard for the people in our community. The entire city does not need to be a "downtown". We chose to leave our earlier neighborhoods at Yonge Street intersections so that we would be able to raise our children in this neighborhood - the way it is now. These developers are RUINING our family neighborhood, crowding our schools, shadowing our yards, and having a devastating effect on traffic and safety. Shame on you for putting your wallets above the quality of life for so many others.

this is not Yonge & Eglinton

There has been a marked increase in the volume of traffic passing through the residential streets in recent years. Drivers are in such a hurry (no doubt, due to frustration at the volume) that they have no respect for stop signs and just pass through intersections without stopping. It is hard to believe that there would be space for all the children from these buildings in the existing schools in Leaside. Intensification of this magnitude in Leaside would seem to break all the existing zoning bylaws. Does the city propose to bend the laws to suit developers? Is this what we have come to? Citizens have come to feel that they do not have a say in anything that happens. The city holds meetings to get people's opinions, however, it would seem that our opinions always fall of deaf ears. The meetings would appear to be hypocritical attempts to appear democratic. It would seem that, since amalgamation, citizens' voices have been drowned out by the roar of developers' equipment and the sound of their money falling into unscrupulous pockets.

Why are you allowing developers profit at the sole expense of all residence in the area? The New property owners are not going to be happy in the proposed site once they start living in and Dealing with all of the issues over population causes. There is not near enough schools in the area. increased Traffic in the area will destroy the Safety issues we are already having. NO one profiting from this development will care b/c they live in a different neighbourhood. they know what was coming.

I do not want AT ALL! We already are LOSING our neighbourhood! The developers, etc. will be living elsewhere in their mansions with large properties and LOTS OF TREES....stores, services. We will lose a very important part of our daily living services. Many people, young and seniors DEPEND on this location for many services. THEY DO WALK IT....Traffic NOW is a nightmare. One needs to be an Olympic runner to get across any intersection now unless they be run over with the fast paced volume of traffic from any direction. With this monstrosity.... I will have another 20,000 cars flying by my home on Moore Avenue. Since, no one wants to sit in traffic on Eglinton Avenue...I have not been able to OPEN A WINDOW of my home for over 15 YEARS with the cars and BUSES spewing black smoke! I will take a smoker any day than these black spewing buses.

This seemed to be a money grab. Build, sell and benefit. No thought of consideration for the community and how it will impact the entire area. Leaside is changing drastically. All of the aspects of Leaside that once drew us to this area are slowly changing. Driving along Laird is already a problem and jammed at peaked times. Do your homework. This will not work.

This proposal does not benefit Leaside or the Leaside Community. The proposed density will forever change the character of this neighbourhood and put undue strain on community resources, and both city and neighbourhood streets. Street safety is already of large concern as people use neighbourhood streets to by-pass congestion on already over-crowded Bayview and Eglinton Avenues. I do not feel the proposed density of this development is in the best interest of this community, nor is city infrastructure capable of supporting this density without significant detriment to existing rate-payers.

If this development is allowed to proceed, all it will do is set a new baseline for the next developments that are sure to come along the Eglinton corridor. This needs to be stopped, and developers need to work within existing guidelines and stop trying to set new ones with every build.

We live in a city. Eglinton has become major route. It's going to get more dense. High rises are a better use of space and potential better tax base. Our schools need more students.

Too much density for the area. Leaside will be overwhelmed. What is happening to the business there now like Tim Hortons? Will it get a spot? What is happening to the plaza across the street with Marshalls and Staples? Is that one to go next? I love having that retail. I do not want to lose the retail for more condos.

My biggest concern is traffic congestion and safety for all. I live on Rumsey Rd and I see how frustrated drivers use our street as a speedy way to cross through the neighborhood when Eglinton or Laird is just backed up. It is getting troublesome just to back out of our driveway because you never know when a car will come tearing through. Our neighborhoods need speed bumps are other deterrents for speeder as it is now.

Too much traffic!!! And will set a precedent for future development. The whole area from Bayview to Don Mills and around Laird will be at risk of high-rises and congestion.

I think that this project is needed. I grew up in Leaside. It's a great place to live and work and more people should have this opportunity. The population of Toronto is growing and thus densification in neighborhoods like ours should be expected not not shunned.

This should not happen!

Where with this intensification stop?

Why do this to such an amazing neighbourhood? This is a simply terrible idea and it will completely ruin Leaside!!!!

With increased traffic and inadequate planning and non-existent traffic diversion/calming mechanisms, we are putting our children in increasingly dangerous situations. As a parent of two very young children, I am extremely concerned and these construction plans will directly impact my wellbeing. We will seriously limit the amount of time our children play outside, walk to the local park and be generally exposed to high volume of cars often going at excessive speeds.

The building height and mass is not consistent with the existing and there is no transition to the existing single family dwellings or low rise commercial/residential.

I am most concerned about the continued destruction of green space, trees, and the historical beauty of the neighbourhood. People enjoy walking, playing, and bicycling in the neighbourhood. There are birds, bees, rabbits and other wildlife. This should be preserved.

Leaside is already over loaded with the traffic congestion. Adding such a high density of residents would lead to more drivers through our streets, endangering the safety of our pedestrians especially through the school zones. I have lived in Leaside almost my entire life and have observed speeding through our streets as drivers disregard the speed signs. Northlea school is already bursting at the seams and cannot take additional students.

See above.

Concern primarily for traffic congestion, the local schools and public services such as libraries, community centres and fire/police. The accelerated loss of employment lands, combined with increased traffic congestion, will lead to a coring out of mid-town area as a place to work, driving more and more companies to move to the outer suburbs of the GTA and taking with them the middle-class families that make Toronto livable.

Since moving to the area 6 years ago I have seen the impact of commercial buildings have had on Laird affect my immediate residential street. Cars are moving at an alarming pace throughout our neighborhood trying to avoid traffic congestion on Laird. Millwood has become ever more dangerous for our children to walk across.

I do not support this type of mass development. I have to live here.

There is already overcrowding in the local schools and the school boards are only recommending to close enrolment. Where will all of the families in the proposed building enroll their children? The local arena and parks are already at capacity. What additional public facilities and resources will be added to accommodate such an influx of population? Leaside already has concerns with regard to traffic and vehicles speeding through the streets. The additional impact from the additional population from the proposed buildings will be tremendous, causing safety concerns for all.

I am very concerned about creating another foothold for high density condo/apt units that are out of character for the neighbourhood (3 buildings already along Vanderhoof). I recognize that with the Eglinton Metrolinx development that mass transportation should improve and I also accept that progress is inevitable so some form of mixed use development is okay from my perspective. However just dropping several high rise units at the edge of an almost all residential area could easily lead to a rush to redevelop much bigger portions of that zone. The City of Toronto and OMB should be focused on what works long term for each neighbourhood, and not to ensure developers can make as much money as possible. Knowing a couple of developers as I do, the objective is always to maximize how many units they can get away with, it is never to simply present what works best for a neighbourhood.

Regardless of the LRT line, this proposed development will greatly exacerbate an already existing traffic flow bottleneck at the proposed site and elsewhere in Leaside. Without the Redway Road extension to Leslie St., traffic along residential streets such as Moore/Southvale and others will prove even more problematic. These streets were not meant to have such high traffic levels.

Not against redevelopment but am against the density. Should require day care space, more green space with benches etc. Don't need any additional grocery stores. Should be geared to public transit, not cars

The problem isn't 939 Eglinton Ave E. The problem is that we do not have a long term plan for Leaside and the industrial park. If we had a proper plan the we wouldn't be completing a survey on a specific property. Leaside was a planned community. Too bad current politicians and associations do not have the same foresight. Development is fine but we need to have the right infrastructure to support development. The Smart centre is a good example. We have an intersection at the corner of McRae and Laird that is extremely dangerous and it is only a matter of time before a serious accident. Another Smart Centre development is expected -- any traffic changes expected.

School capacity and traffic are the major factors why this development should not take place.

The impact on our community will be immense because of this development forcing our community to seek/need resources outside of our own neighbourhood. Crowded streets and shops will force us to shop elsewhere (affecting many businesses) and the increase in residential population will force our children possibly to be bused out of the neighbourhood to go to school. The increase in population will cause a possible change in school boundaries as our schools are at capacity. We are already suffering the effects of the increased traffic and the danger to our children. Safety is an issue. These plus many other factors will change our community permanently. It will not feel like a neighbourhood in the same way it was meant to. For the city to approve this drastic change in zoning would be a total disregard to us as a neighbourhood and a community.

Concern that current infrastructure cannot handle this size of development. Design appears very industrial. Leaside is a small warm community, yes areas need improvements, but this massive structure seems out of place.

These proposals defy common sense and are seemingly surreptitiously introduced with no communication to residents in the neighbourhood until it is too late. I strongly oppose the insanely high density buildings proposed. It is a recipe for disaster! Why are the developers getting city endorsement on crazy proposals that only line their pockets and destroy the community? The local schools are already bursting at the seams. There seems to be no long term thought to this. Argh!

Traffic cutting through residential streets in Leaside is getting out of control. We are now fearful to have our children walk across streets on their own (9 & 12 years old) as motorists are frustrated and rushing through stop signs. This development will only worsen the problem, both during and after construction. The local Schools are already decrepit and overcrowded. Developers should be required to build a new school in urban areas, similar to what suburb city councils implement.

Please ensure development includes lots of trees/green space. Ensures community feel. Also, a variety of retail that includes cafe's, family restaurants. There are so many kids in the area. It would also be nice to see cool looking buildings rather than the boring buildings that Toronto tends to allow to be built. A world class city deserves world class buildings.

The scale of this development is NOT appropriate for Leaside and if allowed to proceed, will forever change the essence of this community. Leaside is already a community with traffic and infrastructure issues, schools at capacity and community programs that are at capacity - this will further be exacerbated if large scale development is permitted. Leaside residents need a voice AND there the City of Toronto needs to have a cohesive integrated urban plan in place that does not succumb to one-off developer whims which are largely focused on profit rather than the quality of life in which families live. Thank you for the opportunity to provide my input on this matter.

This development is completed out of scope and size for the neighbourhood. It would negatively impact the quality of life and services here.

My concerns are that the developments get ahead of the capacity of the infrastructure. Some development is expected but I would like to see the quality and size to be in keeping with the neighbourhood.

Should adhere to official plan, which reflects community values.

There needs to be the appropriate amount of public transit provided. The new LRT should achieve this. Intensification such as this is required to slow urban sprawl. The opponents to this project and others like it are the result of nimby-ism and shortsightedness. Full stop.

My family is very concerned with the continuous development in the Leaside community and especially this significant proposed project on 939 Eglinton Ave. It effects safety of children and adults, significant traffic concerns, lack of capacity for local parks, library, sporting facilities and organized sporting activities with this amount of residential and commercial development. One of the key reasons we moved to Leaside was the community feel. This would drastically change and unfortunately not for the better of the community. Looking at the Yonge/Sheppard development it has created chaos in street and highway traffic on exit ramps, not structurally appealing and no community feeling. Traffic concerns is a significant concern for residents in Leaside. We have already seen a substantial increase in traffic from developments in the area. This development would significantly increase and change the traffic patterns within Leaside as cars and buses running through the Leaside community. Commute to work would increase significantly for commuters from the Thorncliffe and Leaside communities. Let us not forget the tragic accident ending the life of a young Leaside girl just outside the local park and her home. This development will only heighten our concerns for our children and community. The LRT will not alleviate traffic patterns as a significant amount of the residents and offices of the proposed development at 939 Eglinton will not be commuters of LRT. This proposal does not consider the infrastructure requirements, both roads and utilities needed but pushes the problems to current residents of the Leaside community. We pay significant taxes and our voices should be heard. This project needs to be scaled back significantly and the City of Toronto needs to reassess its vision of "My Toronto". Toronto is lagging behind.

This is an absolutely ridiculous project for the community of Leaside. How can any reputable builder propose such a monstrosity? It is all about \$\$\$ nothing else. Even at half the size it would be massive!

If passed, this will set a precedent for other developers to try to push the limits with their projects. It will be a very slippery slope. Rio-Can is a REIT and could care less about the community and the impact that it has. They are concerned with maximizing profits. That way of thinking isn't what has made Leaside such a fantastic place to live and raise families. I do believe that Leaside is in need of more options for empty nesters and baby boomers looking to downsize, but I don't believe this to be the solution. I would argue that most couples looking to downsize from a traditional Leaside home do not want to be in a high rise condo building. They want the same feel as what they have been accustomed to.

This is massive! The apartments on the north east corner of Brentcliffe and Eglinton are tall enough - they already make large shadows; I can't imagine a high rise! This would change the whole feel of the area and not for the better. This type of building belongs downtown, not in a suburban residential area. The traffic on Brentcliffe is already crawling and I have difficulty getting out of my street - this would make it unbearable! 19 stories is too tall already but 34 stories is outrageous!!!

Concern for kids on roads, area is already way too busy and congested.

I am extremely concerned with the impact on school, Bessborough School and Leaside High school. The community Library is small and won't be able sufficiently support such an increase in population, same with the arena. Furthermore, the safety of the streets should be everyone concern. There are currently too many cars on our small streets where kids should be playing. Leaside a small community and should remain that way. An increase in condo developments will change the face of the community and not for the better.

A 22% increase in dwellings is far too much for an already crowded neighborhood. Schools are already at or near capacity, traffic is already bad and will continue to get worse as the Leaside Business Park continues to grow. A more modest low to mid rise set of condominiums seems much more reasonable and less invasive.

This is just awful. Leaside is a great quiet community and that's why we live here. I can't believe this has been accepted to proceed. I do not understand the permit process. I had to jump through hoops to change my garage but the largest development in Leaside is approved to be built? Plus, many others. If this is being read by any decision makers (which I question if it is), I question how this can happen and am extremely disappointed in our public system, and our leadership that so much development has been allowed to proceed.

We moved back to Leaside from N. Vancouver 17 years ago. We chose what we thought was an uptown residential community that we knew from 1984 to 1990. The increased pressure on the community is skyrocketing. Traffic speeds, blocked roadways due to street parking, construction trucks abound on all streets have led to road rage-like driver impatience. Now the proliferation of high rises on Laird, Brentcliffe, Millwood and Southvale can only decrease our green space, reduce our tree canopy, increase demands on schools, sewers, electricity use and aging water supply lines. Someone please tell me what is good about this plan regarding quality of life. It is a cash grab by greedy developers and short sighted policy makers. What is the net tax gain over what needs to be spent to upgrade the supporting infrastructure ?

-traffic through the streets of Leaside need a complete reassessment as the streets have become a huge safety concern for our children and the elderly. -buildings are very close to original housing and should remain at a height restriction of 5 stories max -all other sites that have the potential for redevelopment to residential should be reviewed now

This proposal is completely preposterous. The Leaside community does not have the infrastructure to support this many units and the idea of towers this high right in the neighbourhood makes no sense from a cohesion standpoint. Not only that, but because of the housing prices in Leaside (and Toronto in general) right now, my assumption is that the units will only be bought as investment properties and will be rented out leaving us with a transient population which does not bode well with the current sense of community.

I am not against development in our area as I believe over time it increases attractiveness of the area to retailers and other services providers which improve our community. However, I believe strongly that there are limits to development scale especially in an area that has seen immense increase in density over the past several years. This development as it currently being proposed is not appropriate for Leaside. A mix of low and mid-rise with commercial space is much more acceptable. We need to opposed these types of developments because if we do not then developers will continue to push the boundaries. If this development goes through then developers will likely propose a high rise project above the LRT station at Laird and Eglinton next. Our residents we need to draw the line on what is acceptable while also being open to appropriate developments.

I don't believe we need this in our community/neighbourhood. It is getting too congested as it is and is over flowing with condos and potential big box stores. Our schools are also overflowing unless you are going to build another school. It is not needed, it will ruin the community feel of Leaside!

I live on Vanderhoof Ave. I moved to a quiet neighbourhood with a strong community feel where my children could safely walk to school. I now live on a street that is constantly clogged with cars and significant traffic. I do not let my children play in my front yard. The traffic snarls around Laird and the side streets are constantly worsening - my street has signs preventing cars from making left turns or driving across Laird - both of which are constantly ignored by speeding drivers looking to avoid the traffic by using side streets. There are few options to add roadways due to the valley - this would create a constant clog on Eglinton and Laird. The density of the development is completely irresponsible considering the availability of school space, the utilities, and the current volumes of traffic. If the city cannot tangibly demonstrate how the impacts to school, traffic, parking, green space and adequacy of utilities would not be adversely affected, or even improved, then I cannot support such a development.

The current construction on Eglinton has been forcing a lot of traffic to bypass congestion through local streets. Particularly in the morning and afternoon rush hour times, there is a significant increase in the number of aggressive drivers 'passing thru' the neighbourhood (not stopping at stop signs, speeding down streets.) This is a serious issue because a large number of children are walking to and from school during those times. I've already witnessed a pedestrian being struck by a car that was 'passing thru', and that is unacceptable. And while it is nice to believe that a significant percentage of residents in those new towers would use the new transit, I personally remain quite skeptical.

Thank you for the (easy) opportunity to speak on the proposed development. I'm all for intensification and ever hopeful that proximity to good transit will keep cars off streets. I'm also optimistic that the people who come to live in these units will support local businesses, both the big box stores on Laird and the small businesses on Bayview and Eglinton avenues. Not a big fan of high rises and feel for the North Leasiders living in their shadows - not great for community relations. As for greenspace/parkland, the small parcel on the SW corner seems like an afterthought, particularly with the new east-west public road cutting it off from the building. Seems like more of a square for street parking. I have yet to see a condo that "meets" the street well and encourages pedestrian traffic, shopping, and just hanging out. For that reason, looks are important and intelligent design required. Also hoping the proposed development won't be modeled after the nearby Smart Centre horror show resembling a Latin American villa. "Smart" - really.

Our greatest concern is the size and number of high rise buildings in the area. Plus, the subsequently increase in population, traffic and parking difficulties. We believe that the Leaside community presently is at the upper limit of traffic levels. The current mix of residential, retail and commercial has been a development that has taken over 50 years. We need to take care not to expand the population in a "boom-like" fashion. The proposal for 939 Eglinton Ave. E. Or the intensification of the Laird Focus Area does not consider the quality of life for the present population of Leaside. It seems that the developments are based on big project property investments - for developers who come into the Leaside area build on the basis of High Volume for High Profit - there is nothing redeeming about the development - save for the 1/2 acre parkette. Please reduce the project to reflect at most average density of all to the Leaside area - The proposed level of increasing Leaside population dwelling units by nearly a quarter is completely unconscionable. Low/Mid-rise mix is more manageable for the community, existing public facilities - I.e. Schools, Libraries, parking -

The area is already too congested and more people coming in will just make it worse. On a weekend the traffic going into the plaza is excessive. The planning department is ignoring the existing residents and ensuing problems for the sake of collecting more taxes. Very poor planning!

In Leaside we have no place for youth to go if they don't play hockey!!! Where is there a Leaside community center for kids to drop-in to play volleyball, basketball, badminton, running track, etc. It is too bad that a second level wasn't built onto the new skating arena serving as a community center for ALL. (I realize the arena is private property.) Perhaps such a large developer should be contributing toward the building a Community Center or to repurpose one of the industrial buildings which may no longer be used, as the developers are supposed to improve the area. Another, more economical idea is for the City to rent space within some of the structures available, such as the Leaside United Church gym or School gyms so local kids have safe places to hang-out. Developers should also be required to contribute to the expansion of schools.

This is extremely unsettling to think that such project could be move forward for a community like Leaside. The reason why we decided to move to the area in 2009 was for what it represented and had to offer a more peaceful and distinctive city neighborhood. This project, which could open the door wide open for others, makes it look like we will become just another cramped with traffic and overpopulated area very similar to Yonge and Eglinton. Scary and frustrating for residents.

Keep the building low and tenancy down. We are already overcrowded and this reduces the value of being in the neighbourhood

How can we continue to approve the increase in density in this neighbourhood and not hold developers accountable/responsible for contributing to the public infrastructure that is required to support the larger population (schools, utilities, transit, traffic, etc.)? I would not be opposed to such development if there were also plans in place to help fund/build/repair schools, parks, TTC, etc. Thank you.

Already see an alarming increase to traffic on side streets so this development will cause even more stress.

The amount of traffic has increased significantly with the Eglinton construction. This would make that seem like a small blip. Please discourage this kind of population density. The whole neighbourhood feel would crumble.

The infrastructure can't handle the traffic even before this monstrosity is built.

Increased traffic and the strain on infrastructure/services are the keys, as well as impact on the community

The traffic and density even now are out of control. Ten years ago things were manageable. I am sick of the "planning" decisions being made by banks and developers with no regard to quality of life of the residents.

The lack of planning around traffic flow and related infrastructure should stop all intensification in the area. This needs to be addressed at a minimum simultaneously to prevent it from worsening. We are already well over intended traffic flow on our road ways.

My main concerns are overcrowding in our local schools which are already bursting and traffic congestion on local streets. If you look at Rolph Road, it already has many portables which are not great learning spaces and take away from the kids play area. Where will these kids go to school?

Just because there is transit nearby, doesn't mean people take it. There are so many cars & so much traffic - it's ridiculous and dangerous to put these towers in and add even more cars/congestion. We bought our house in Leaside 14 years ago for the community feel and the ability for our kids to walk SAFELY to school (within 1-2 blocks of our house) but now that is all at risk. Please STOP THIS DEVELOPMENT! Thank you.

I am extremely concerned about traffic congestion in that area. Already, the volume of traffic from the Scenic condos east of Brentcliffe has made traffic along Brentcliffe a bit of a nightmare. I have to avoid going to the stores in the Staples plaza at rush hour. My understanding is that the last Scenic building has not even been completed yet, so we are not even seeing the full amount of traffic. The neighbourhood cannot have additional density like that without building appropriate thoroughfares. All that traffic can't go through Brentcliffe. We need a road that dumps the Scenic traffic directly onto Eglinton. We also need another exit from 939 Eglinton that goes directly onto Eglinton. Brentcliffe is not wide enough for all that traffic. I am also worried about capacities at our local schools, and parks. Green space and a new school must accompany a new development of this size.

I would like to see a comprehensive traffic plan for all streets in the Leaside residential area. Not just major thoroughfares. With this much development, I am EXTREMELY concerned that my residential street will become a major thoroughfare.

As a mother of small children I am very concerned about the traffic implications and overcrowding in schools. Traffic has increased significantly since we moved to Leaside 8 years ago and further constructions on this level will only make it worse.

Our community is very opposed to this kind of development. This is a neighbourhood, not downtown Toronto. We did not purchase our properties with developments such as this in mind. Our schools are over capacity, our streets are currently congested and dangerous. This neighbourhood has been developed at far too fast a rate!

Knowing the capacity rates of local schools, I'm very concerned as to where students would be going to school. Local schools are already at capacity and over. Huge traffic concerns on main streets Eglinton, Laird and Brentcliffe but also on local streets. As is it is almost impossible to exit our driveway on Southvale during rush hour.

Leaside was designed to accommodate residential houses, public services (schools, fire halls, parks) and retail. The lots are small, the roads are mostly residential and the streets are winding. This proposed development will create density and traffic that will very negatively affect the standard of living created for those who live here now. Development must be in proportion to the existing and limited infrastructure. We stand to lose our neighbourhood due to overdevelopment with no foresight or respect for the current environment.

Put some thought into community, housing and transit and take into consideration not putting up high rise buildings that place higher numbers of people into lower density areas and the impact on education and schooling in the area. Leaside needs more interracial connections most certainly, taking into account the area, the schools and affordable of housing .

This development is not appropriate for the community.

My biggest concern is how the increase population will affect the school capacity and quality of service due to class density. My second concern is safety due to traffic density. I live on Southvale Drive and there is a high level of speeding that occurs on this street due to through traffic. As there is, there is already a condo being built at Malcolm and Southvale at the moment and another condo proposed beside the arena. All these buildings are going to increase traffic in the area and therefore affecting the safety of our children as they transverse to school.

It's time for the heavy industrial uses to find somewhere else. Cities should be for living and working while the factories should use the wide open spaces outside of the core.

Toronto does not need more condos for foreign investors to rent out.

Traffic is the main concern. Need urgent traffic calming for all our safety.

Preposterous!

Have them pay for a new public school as a condition for building approval? All problems with the community would disappear.

Two words: Georgia. Walsh. Please stop this. This is, above all else, a grave safety piece on our roads for your children.

The magnitude of this development is ridiculous - on its own and when considered in conjunction with the other proposed developments in the neighbourhood. Where is the cities/province's oversight to reassess how these projects whether on their own or as a whole - will impact local infrastructure, specifically the schools which are already at capacity with aged facilities, or with the traffic that is already significantly impacted with the increase in volume from the shopping developments. Agreed intensification is expected with the Eglinton line...but these proposed buildings are significantly out of line with other developments in the entire Leaside area and by their capacity, significantly and negatively impact the quality of all neighbourhood facilities.

I cannot see how adding 1500 units to a community that already has too much traffic passing through it is a good idea at all.

There are obviously concerns that should be raised and addressed in relation to a proposed development of this scope and scale. With that said it is my hope that the LPOA, together with Councillor Burnside, can find a way to accept that development on this site will, in all likelihood, proceed in a form not materially different than what has been proposed and instead of devoting countless hours and untold energy towards stopping the development (i.e. - approach taken for Smart Centre, First Capital & Costco sites) perhaps we could develop a strategic vision for how the community could best benefit from the inevitable development proposals ongoing in the area. Specifically, we should develop 1) a plan to undertake the required environmental study and ultimate construction of the Redway Road extension, 2) a prioritized list of community infrastructure improvements (Trace Manes Park, Leaside High School Field, Rolph Road PS tennis court refurbishment, etc.), 3) a formalized plan for how to deal with the pressures that will be places on local schools such as busing to alternate school zones (i.e. - Don Mills). To be clear, each of the development proposals warrants scrutiny, review and revision, however, we should also have our eyes wide open to the fact that the \$5.3bn investment in the crosstown LRT will bring significant and ongoing development to the area regardless of how much we say that we don't want it. With the ultimate outcome clear perhaps we could chart a course that endeavors to extract as much value for the community as possible along the way.

I recognize development is needed for the area due to the LRT, and I welcome that. However, the density this project proposes is just too much for the neighbourhood. A high rise shouldn't be out of the question, but height should be limited. By allowing this development to proceed, we would be allowing future developments to be just as large, and push the boundaries even further.

We moved to Leaside 10+ years ago because of the wonderful neighbourhood and community feel. With the recent increased developments in the area and inevitable congestion that comes with it, we're seriously questioning if we want to stay in Leaside. That hurts to say as both our kids have grown up their entire lives here but that's just how we feel. Where does the development and flood of already too many people in such a highly populated area end? Thanks

Within the last five years, the development in this area has expanded immensely and it seems that planning has not taken into consideration the concerns of residents in this community. Development has changed the character of the area greatly. Leaside is no longer a small community in the city. Schools are exceeding capacity, traffic on side streets has increased, safety of children is in jeopardy, rats are running rampant, green space is limited, parking is restricted and roads and sewers are in disrepair....and yet taxes have increased!!!

In principle I do not object to increased residential, retail and office density, as it will create a more vibrant and diverse community & retail/business landscape. However, (and this is a big "BUT"), it cannot be at the expense, safety (particularly children, elderly etc.), privacy, quality of life, quality of education, or property value of existing home owners/residents. Those of us who have been fortunate enough to plant roots in this community, and/or own a home in this neighbourhood have paid heavily to do so...and continue to (i.e. property taxes). Our schools (i.e. TDSB) are already busting at the seams. Where exactly will the influx of children be expected to go to school? Traffic congestion & aggressive driving throughout our residential streets has become increasingly hazardous, and is a VERY real concern for all residents & especially parents with children walking to/from school. Vehicles already & consistently use our residential side streets to bypass major streets (i.e. Eglinton, Bayview, Southvale etc.) rush hour, non-rush hour, weekends...it doesn't seem to matter anymore. It's always nuts. I object to this many large scale, hi-rise developments in such a small geographic footprint. Beyond the issues I've already voiced here within, the long-term appearance or maintenance of such large scale projects is also something to think/worry about. These building & parks are only shiny & new for a short period of time. What will these look like in 20years time? Could Leaside become like Cabbagetown? Cabbagetown, like Leaside, is a gorgeous, historical, residential neighbourhood...unfortunately it's anchored with run-down (and that's being kind), high-rise, ghetto's (i.e. Moss Park, St. James Town, Regent Park - albeit it's finally getting a makeover). And this isn't a comment about the hard working people who live there. Rather, it's about the beyond neglected conditions they live in. Could that happen to Leaside? I hope not (I already lived in Cabbagetown for many years, and I moved to Leaside to get away from all the grit & grime). A more balanced, community-focused approach is required: *maximize green, open, public space with emphasis on pedestrian traffic - not vehicle traffic. *Make it a walkable community, not one reliant on vehicles & parking spaces etc. *A better mix of low-mid-rise buildings with a maximum of 1-2 high-rise buildings would be more appropriate for this already highly residential, much loved, community.

The proposed density is over seven times what is currently permitted. A development of that magnitude is out of all reasonable proportion with the current neighbourhood. Already the traffic congestion on Eglinton Avenue East is at a scandalously high level because of the construction of the Light Rapid Transit.

There's been a lot of new developments in the Yonge-Eglinton-Brentcliffe-Davisville area. Where are new schools? All neighborhood schools are over capacity already and things are not looking better with the 939 Eglinton development

Question Four above should have an option to specify '4 floors and under' as what is really appropriate for Leaside and Eglinton.

As a realtor I understand change and new development in communities. To some degree it needs to happen in order to continue the cycle (condos for downsizers/young families that want to make this their home) of a healthy and prosperous neighbourhood. However, the size (height and # of units) is above and beyond what Leaside needs and can handle from an infrastructure perspective. I also believe that speculative (some of it overseas) buying is a problem in the condo market. I feel that a high-rise development would bring real estate speculators to the area and in the end absent owners who may not care about the character of the Leaside community that is currently attractive and appealing.

Likely the reason many people haven't completed this survey is because the developments seem to move forward regardless of the impact and regardless of what residents think.
The rate of intensification in Leaside is astonishing. Leaside is known for its sense of community but that could be changing because it is increasingly difficult for kids to safely play outside due to the growing number of cars and trucks on the residential streets as well as the speed in which these vehicles are going. Leaside is not made for the number of cars it has going through it now - including the stop light at Laird and McRae. This massive development on 939 Eglinton Ave would dramatically add to the dangers of Leaside's increasing traffic.
This is not downtown. We have to make smaller buildings that reflect the neighbourhood with smaller businesses. The traffic is already crazy not just because of locals, but all the rush hour traffic going through our neighborhood.
I think it's fine to want to intensify, but to have multiple towers over 15 stories is beyond excessive. The project is very cramped and needs much more open park space, not a little spot in the south corner. Much more retail is needed. This project will set a bad precedent and will lead to a "wall of condo towers" along the south side of Eglinton from Laird to beyond Brentcliffe. This is not appropriate intensification for this area.
Increasing density increases local traffic thereby reducing the attractiveness of commuting through the area. Better enforcement of existing rules (no-turns at certain times, stopping at stop signs etc.) and adding new no-turn areas should help with through traffic issues. Counsellor Burnside voted to keep the Gardiner rather than move to the boulevard option and while this may have eased some traffic in certain areas it makes it more attractive for commuters to drive through areas to get to the Gardiner including Leaside. Developments that reduce commuters desire to drive through Leaside, such as this one and other proposals, should actually help reduce traffic in the long run.
The public park is useless, facing onto parking lots. It will be used by dog-walkers only, not families. I would rather see a smaller fenced dog park for that specific use, and add play space on green roof areas.
The only way this type of development makes sense is if it is coupled with a comprehensive plan as to how other services will be impacted/improved/enhanced to accommodate the significant increase in the population of the community. As a parent of two young children, who attend a local elementary school that is already run-down and at max capacity, I am particularly concerned about the quality of education my kids will receive if even more children are added to the mix. Leaside is special because it doesn't feel like you are in the downtown core. Large developments like this will change the very fabric of what makes Leaside so great.
The height of the buildings in this development proposal are completely unrealistic and inappropriate. Further, the existing infrastructure (roads, schools, libraries) in our neighbourhood is inadequate to support this number of new residential units. The proposed development cannot be approved in this form.
Already a major traffic problem
The proposal should not be approved
There is way too much congestion already. We are already tired of living in it. Taxes and the cost of living keeps rising yet our quality of life keeps falling. The city needs to put a stop to all of this building as its ruining our community.
The proposal should not be approved

It is completely inappropriate to have this building here

Generally, I think this is very much aligned with the urban planning principle of improving densification along transit arteries...it would be a shame for the city to invest so much in the Eglinton line, and not have high rise residential developments along the way. perhaps there is some downside for the community of Leaside, but I think given the aforementioned, principle, it feels fairly NIMBY-ish to flag those concerns. ...what's most important is that the densification is done in a thoughtful way that considers the elements in the survey - greenspace, schools, utility, safety, etc.

I support intensification along Eglinton, but I believe it should be more in keeping with the character of Leaside. I support mid-rise buildings that will allow intensification but also permit neighbourhood cohesion and community. I also support the integration of parks and community spaces into new developments. The current recreational facilities in Leaside would be overwhelmed by this project. In addition, existing schools are already full and have no room for additional students (for example, Rolph Road PS was built in 1939 and is a very small physical structure). At a minimum, developers should be required to pay for the building and maintenance of schools and community centres that are sufficient to serve the new population in these types of developments. The buildings in this proposal are simply too tall and dense. Traffic on local Leaside streets is already a significant problem that has a very negative impact on the quality of life in the neighbourhood. This project must be significantly scaled back.

Laird is already a traffic nightmare. Shocking that parking is still allowed on such a main artery. Increased traffic to the degree proposed will be so much worse.

It doesn't fit in with the history & architecture of the area. It's about traditional family homes and not city center condos.

Both my children walk to school and we all walk the neighbourhood multiple times per day. All three of us have had many close calls already with vehicles. Vehicles are flying through the neighbourhood, to get to the existing stores on Laird. Some do not even stop at the stop sign or race through after the light has turned red.

All this will add to an already congested area and take away from the community feeling of Leaside

Intensification is a fact of life in this city; this is a given. However, I do believe that this proposed development is too large for the setting. I just cannot see how the immediate community infrastructure can cope with such a large influx of new residents. This is not the words of a NIMBY - but where are these people going to shop, learn, play, etc.? What we live with now is at or near capacity. I do not oppose new development, but at the very least can we not make it appropriate to the needs and capabilities of the existing neighbourhood? All too often, various level of government and other authorities - e.g. OMB - simply accede to the demands of developers, whose only aim is to sell as many units as possible in any given project. We can do better than this.

I cannot see how the local schools could possibly house that many new children if the condos were marketed for families. They are overcrowded as it is.

Too large for area. Traffic will be a nightmare Schools are already over crowded

Personally I feel a sense of loss for the neighbourhood we chose to raise our family in. The entire Leaside area is being enclosed by large-scale development. Our street-level community will be dwarfed by towers and glass buildings and our skyline and sight-lines will be lost. The sad truth is that I do not feel that our wishes as property owners and tax payers will be respected but I certainly thank you for giving us the opportunity to participate in the debate. I understand that development is inevitable as the city grows but it feels unnecessarily greedy and excessive.

If proposals like this one are to pass, that's ok with me. They need to fit within the existing community. My primary concern is safety and impact on local schools. Where are all these kids going to go to school? With such a large footprint, part can be used to build a new school. i.e. The North Toronto Collegiate site has a school and condos. Let's model something after that.

Until Leslie St. is extended south of Eglinton, Leaside will remain a funnel for traffic. Intensive residential development will further aggravate the current bottleneck.

Leaside is not a downtown community. No buildings over 5 stories are appropriate even on major routes. Traffic is already awful, schools are bursting and continued intensification will adversely impact community life.

It currently takes me 20 min non rush hour 30-40 min rush hour to get from Eglinton up Bayview to 401. Leslie is somewhat better but nominal. Also the speed at which people drive at through North Leaside often ignoring stop signs. I walk my son to and from school daily dodging traffic at 4 way stops is a regular occurrence. I am becoming very frustrated. The presence of law enforcement is nonexistent. It would really pay for itself.

Area becoming much too congested as it is.

It should be all low rise with nothing higher due to the already congested area

The proposal for 939 Eglinton East is much too big and will set a precedent for similar massing on the surrounding properties.

Cars/trucks will exit the Bayview Extension onto Southvale which will become the most congested street in Leaside. Those cars will eventually divert onto Sutherland and Randolph and cars will filter through Leaside Streets. Please find a solution to bring cars directly from the Bayview Extension to Laird.

I am concerned about the school's capacity to increase its population. I understand that further intensification and development need to occur, but it has to be in keeping with reasonable numbers - numbers that can sustain the traffic and safety needs of the neighbourhood. I want a safe place for my kids to play and walk to school.

At the moment the spillover traffic on side streets has been very dangerous including a few pedestrians fatalities.

I understand the Eglinton LRT is intended to ease congestion and assist in public transportation. I understand that such improvements bring opportunity to increase residential, retail and commercial facilities along the route. However, the proposed development is of such uses, scale and density as will likely negate any transportation benefits. The development is more a matter of massive profit potential for the developers on the back of transportation improvements, than of balanced enhancement to the wider community. I'm a commercial construction professional and I fully appreciate progress in the built environment. However, I consider this development massively oversized in its location and likely a hugely detrimental precedent along the LRT route.

Infrastructure is already stressed beyond capacity with little planned public investment of upgrades or improvements. Neighbourhood schools are terribly dilapidated and classes are beyond full. This area cannot support a large influx of people. The buildings themselves look like something designed out of the Soviet Union. Awful

It does not appear that any thoughts have been given to how the community (whether it is school or library) will be able to support the increase in population from the development at 939 Eglinton Ave East.

The main concern with both proposals is the height of the building, impacts to local traffic (especially safety for children in the neighbourhood with too many cars cutting through north and south Leaside going too fast), and impacts on local schools due to increased numbers. Our local schools are already at capacity in aging buildings.

Density is appropriate for a city. but it must be well managed. So far, Leaside development has not been, so the impact has already been extremely negative.

The height of the buildings is completely unnecessary. I am not opposed to a combination of living and business complex as this should help overall growth in the area. However, it is my belief that a) EVERY NEW BUILDING MUST CONTRIBUTE SIGNIFICANTLY TO THE AREA INFRASTRUCTURE. We need a much bigger community centre - new pool, more ice rinks, spaces to walk, health centres, elderly/retirement living, new electricity grid. If every new development in this city actually paid for the items our government seems incapable of providing this would be a wonderful thriving city. b) ENVIRONMENTAL INVESTMENT must be central to construction. Solar power to generate a min 20% of the buildings' needs.....

The neighbourhood already has too much traffic congestion. I have noticed that drivers get frustrated with the traffic, become impatient and often make poor, risky decisions which cause safety issues. Here is one example I have noticed since living in the area over the past 10 years: a lot of westbound drivers on Eglinton wishing to turn right onto Bayview are too impatient to wait for the light so they use the Sunnybrook Plaza parking lot as a thoroughfare, some zipping through quickly so they can beat the northbound traffic and exit to turn right. I have been hit by a car as I walked past the parking lot entrance before and have had many near misses, because drivers are rushing to get out and not paying proper attention. It is a particularly dangerous place to walk for the visually impaired who pass the parking lot entrance as they walk to the bus stop just north of the entrance to go to the CNIB up on Bayview. The intersection of Eglinton and Brentcliffe is also already very busy with businesses on Eglinton, residences west of Brentcliffe and businesses in the large plaza at the south end of Brentcliffe. With new, large developments, the increase in traffic will cause more and more problems. Pedestrian and bike safety will be at an increased risk. As well, tall developments take away green space, which numerous urban studies show is something that we all need more of.

The proposal is a huge improvement on what is there now.

Traffic congestion is a major issue in Leaside. We have already had a little girl be killed at the corner of McRae and Millwood. With Walmart and Costco on their way that will add over 1 million cars using the through streets of Leaside. How will this new development help any of the current residents in Leaside? Where are the resources for already overcrowded elementary schools to deal with the 22% increase in population? This development and others like it are destroying Leaside, endangering our children, and overburdening a strained public education system.

We already notice an increase in traffic through Leaside. Also a lack of respect for traffic laws such as stop signs from drivers. I am concerned that adding thousands of additional parking spaces in this complex will increase traffic further of people cutting through Leaside. There are many children walking in this neighborhood and I already am concerned about traffic safety.

I believe that there should be development around the cross town and that there is significant opportunity to clean up the Laird area. There is a lot of industrial land that can be moved to residential and the industries moved out of the city. Bayview retail also seems to struggle so a small increase in population could be good for the community. That being said, it is a very community focused neighbourhood and a 22% increase in population will challenge all supporting infrastructure - schools, daycare, etc. Traffic is already a problem in the area. A more cohesive plan needs to be made that fits with the neighbourhood. It needs to include mid or low rise buildings with traffic, school, daycare support.

The proposed buildings need to be scaled down. It's absolutely ridiculous to build something so massive in a residential area, such as Leaside. The city of Toronto is flooded with condos, and if people want condo living they should be looking to purchase closer to the core of the city where most condos are located.

939 Eglinton and the other developments such as the two proposed at Bayview and Eglinton are going to destroy the character and community feel of Leaside. We simply can't understand how these projects got approved. We are seriously thinking of moving.

Leaside's charm is much like the High Park area - a community within the city. However, the rush to construct low quality, high density developments severely threatens that community charm not only esthetically, but in terms of density of traffic and pressure on schools, community activities, etc., particularly when there has been absolutely no proposal for ANY improvement in community resources. The threats to Leaside's charm are real. Leaside is changing very rapidly for the worse, making longtime residents like us (I grew up in Leaside, going to Rolph Road, Bessborough and Leaside High) wanting to move away.

Don't think the city should decrease parking spaces because developer says people will ride LRT/TTC. Should be to code! Where will the children go to school, I do not want to pay for busing? How will my water/electricity, etc., be impacted

Traffic is already awful on Laird and surrounding areas. In addition, or as an alternative, we do not need MORE traffic using side streets - most of which does not stop at stop signs and speed. This is a real safety concern especially for children.

Traffic and congestion in the streets of Leaside has been increasing every year. where once I felt safe allowing my children to walk to school on their own, I know fear for their safety. I am also concerned what this redevelopment will do to access of community services, i.e. library, arena, swimming pools, etc. not to mention school capacity. The charm and quaintness of Leaside is what makes it a special community. This will be lost with the high rises and added population.

I don't think the neighbourhood can sustain that many more people. The character of the neighbourhood is being lost in all this development.

If this goes through, it will be goodbye to Leaside as we currently know it.

I am tired of greedy developers putting up these monstrosities, as related to both the size of the project and the height of the four (4!!) towers. It is sickening and extremely self-serving and not in the interest of Leaside or any of the surrounding area at all. I am also tired of them getting the green light! I will make sure that when I downsize it won't be in any building developed by Diamond Corp.

Unfortunately, these buildings are the typical, ugly, energy inefficient, unimaginative ones we see everywhere. they do nothing to try to fit in and create a sense of community. And of course there is the issue of their height; we all know the builder is trying to get the highest buildings he can, so that when the city knocks him back, he still gets the 20 or so stories he wanted all along. personally, as far as the retail space along the streets are concerned, I think it would be good for the area. The Big Box store malls are awful, and worse for the neighbourhood, in my opinion. At least smaller, street level stores have a sense of community. *****My biggest concern is the traffic problems. Local Leaside streets like Sutherland, Rolph, Randolph, Bessborough etc. are already used as cut-throughs to Bayview south. It will become even worse with this development. We should be asking the city NOW to put in "no turns" onto roads that are in the heart of Leaside, during rush hours. Obvious ones, are: Between 7am and 9am: No turns into Leaside Streets coming from Eglinton, Except Laird. No turns into Leaside Streets coming off of Laird south. Except Millwood. Between 4pm and 7pm: No turns onto Leaside streets going north on Bayview, except McRae. No turns onto Leaside streets except McRae and Moore coming off Laird. Simply put, the only way commuters (and residents) can get in to the Leaside pocket is by way of Moore, Millwood, McRae. Yes, it's a bit inconvenient, but I think Leaside residents would be fine with it...because exiting the neighbourhood as a resident wouldn't be an issue. And getting in would take a little longer, but then we know it's local traffic. Most commuters would then start to take the more straightforward routes of Bayview, Eglinton, Moore, Millwood, Laird, McRae. Likely they would start to take Eglinton to Bayview or find alternate, more main routes, entirely. We need to create a more protected pocket if we are to keep traffic calm and protect the residents and kids. Speed limits should be dropped to 30KM. Or, keep them at 40KM, and put in speed/radar cameras. it would deter the commuters and slow certain residents. Lastly, the boulevard that was recently installed and presently exists on Laird, should be extended all the way to Eglinton.

This is wrong in so many ways...construction, congestion, safety, traffic, parking, school capacity, too much change to the landscape of Leaside. It changes the sense of community we have here

For me the most distressing aspect of the plan is the lack of green space. No effort has been made to fit into the character of the neighbourhood. Rather, the design "philosophy" seems to be this: Build 'em high, and build 'em close together. If the locals object, throw in a few square metres of grass and some spindly trees, plus a park bench or two.

Totally inappropriate for Leaside area

Traffic in Leaside is already unsafe, adding more people who will be travelling along the main and local streets is a major concern. Despite concerns being voiced for past developments they are typically ignored by developers and officials. School enrolment is also a big concern as local schools are already over capacity.

I grew up in Leaside, when bungalows were abundant (my mother still lives on Laird Dr.). My daughter also spent most of her life here and sadly she often tells me "mom, I'll never be able to live back here". It was, and I hope will be again, a wonderful community. The changes I have witnessed are heart breaking. The only good thing happening is the transit improvement. I am ok with some of the retail proposals, but these high-rises need to be stopped. We need to keep what green space we have. Leaside will lose its identity and uniqueness.

This proposed development is way out of character with Leaside and would change the area totally making it a mini downtown. Also, note that the current public facilities: sewers and other utilities, schools and traffic are totally unprepared and would be unable to cope with the scope of development. Since the construction has started on the Metrolinx line along Eglinton the local residents have been living a hell due to extremely difficulty getting around at all hours, not just in the morning and evening commute. I personally waited while the Police waved 90 cars and 3 buses at Brentcliffe on a Saturday morning, while the travelers in the other directions waited. Add to this a construction site at the same corner and the nightmare doesn't bear considering, let alone the increase in traffic such a development would bring. We need to regulate when and how much development is possible.

Free Toronto from the OMB

I know there is a density policy -history will prove this to be a failed policy down the road (as so many others have been proven to be in this city)- but there is no other reason than money driving these developments. Maybe I am wrong but the idea behind the construction of the LRT was to ease traffic on Eglinton and motivate people to use public transport. But it has been turned into a "reason" why each piece of commercial land now needs to be turned into a high rise building along the route, which in turn means more people and more cars in the neighborhood. So in other words the traffic reduction on Eglinton is replaced by a complete gridlock due to increased local traffic as all those people that move into these high rise buildings also need/want to drive to Bayview, to the commercial areas on Laird and the schools, doctors etc. as we, the current residents now do. Anyone suggesting that the LRT is going to reduce traffic on Eglinton and the surrounding neighbourhoods doesn't know what he/she is talking about. It is the complete opposite. The LRT solves nothing, and in fact makes it worse.

The proposed project is totally unacceptable. We have zoning rules and limitations for very good reasons. Why should the interests of the developer take precedence over the interests of Leasiders, current and future? Why can't we have low to mid rise buildings as in many European cities? The benefits include: a more attractive "streetscape", less density, and they don't cast as much of a shadow on nearby homes and gardens, or none at all. High rise buildings such as what are being proposed, are simply not suitable for this site. The only "winners" would be the real estate developers.

This is a terrible idea. Leaside's attractiveness as a suburban community within a city is already at risk. Increased traffic density has made our streets unusable and dangerous for children, seniors and animals. The level of litter on Bayview and in our parks has increased. Buses are never on time and unable to follow any schedule due to the increased traffic; this creates a two-sided dilemma including disdain in the local government and TTC committees for facilitating an ineffective public transit strategy and resulting in the greater use of cars, thus holding up traffic and making public transit an inefficient mode of transportation. The increase in high rise apartments will no doubt take away from the beauty and charm of homes with unique architecture and nature. Furthermore, the overflow in our schools is unbearable. With a maximum capacity of 320, our school is overflowing at 395 students. There is no room for expansion and no green space for children to play. The library has been replaced with classrooms. How is this creating a new generation of economic contributors?

Leaside is an urban, yet pleasant and convenient neighborhood, for business and for pleasure. It feels pleasant to live in and is certainly easy to access amenities. Yet it feels like a neighborhood under pressure, a pressure we implore planners and elected representatives to resist. In my opinion Toronto City Planners have done a pretty darn good job of wrecking the city along the Lake Shore. Now is the time to resist those poor aesthetic and planning decisions being transferred north to destroy the Leaside neighborhood. I recognize that the convenience of the neighborhood and its better access to public transit will mean more development. But the present scheme is an ill thought through (if thought through at all) and sloppy piecemeal answer to a much wider issue. The issue is how to develop the Leaside neighborhood to be convenient, pleasant and accessible to amenities, recreation and the city over the next 50 years. The present scheme appears to be concentrating on making a buck in the next five years and not at all concerned with the legacy it will leave for future generations to live with..

The Development needs to have smaller towers. It will change the landscape of the neighbourhood.

Traffic and safety are a major issue. I also include green space and lack of school capacity.

Traffic cut through and intensification is a grave concern.

The design of the building is attractive but the height is not! This building is far too high and would lead to too much congestion at our busiest intersection!

Development on Eglinton is to be expected. In above I chose low to mid rise development (and density) given this reality, keeping this to the stretch north of the smart centre and away from the 'house and tree-lined' neighborhood.

One of my largest concerns relates to the increase traffic congestion within Leaside. The traffic issues stemming from LRT construction has created a VERY VERY dangerous environment for pedestrians. My wife and children almost DAILY!!!! comment on almost being hit by cars. Cars routinely speed through stop signs and do NOT obey speed limits (even within school zones). We also have MANY local residents who can confirm these changes. Leaside is NOT designed to handle traffic congestion like this.

Too much is happening too fast without a master plan. It seems every developer gets their way. The community feel of Leaside, for which I have been a part of since 1957, is sadly disappearing. It's difficult to stop this movement which has city blessing as it will be a major tax source for the city.

Why are we entertaining plans before the community standards are established?

Question 4: As is

Question 4: Low rise only. Other concerns: heat island effect of climate (pollution/disruption/migratory bird patterns, noise)

I live on Airdrie Road from 1939-2000 and then moved to 1750 Bayview (SW corner of Bayview and Eglinton). I dislike what is happening to our quiet Leaside Streets and surroundings so hope some of the changes can be moderated.

Traffic congestion alone is Ludacris already. Most mornings it takes 20 minutes to travel two Leaside blocks to get out of north Leaside and onto Eglinton (Brentcliffe and Eglinton). The last thing our community needs is an increased population density - not to mention the schools aren't big enough to facilitate a group of people that size. Lastly, the negative effects this will do to preexisting businesses that have been around for years. Using increased gridlock as one example.

I live in north Leaside and I can't get out of the area now. If they put these very LARGE buildings in the traffic is going to be a nightmare. (it is already)

Allowing high rise development without considering all other potential developments in the area is short sighted. Without knowing the whole plan, we cannot understand the overall impact on the capacity of supporting infrastructure (roads, schools etc...) and traffic.

It will detrimentally affect the character and appeal of Leaside.

As stated previously the proposal is inappropriate, for many reasons, in this location; it is way too big for our community. While I understand that development is part of the City's and Province's mandates along transit lines, it must be in reason. Also, Leaside residents have been burdened for too long already with disruptions related to the Metrolinx construction; it would be even more aggravating to add in residential/commercial development as well. There needs to be another option for meeting the government mandates while keeping community residents happy. Along with the concerns listed above, I question the true need for additional high-density complexes anywhere - is the population of Toronto really growing this rapidly? The waterfront is one condo after another and the condo market has really slowed down. Will 1500 units actually be filled with long-term residents, or will it become a high-turnover rental building? That has already become the primary usage of the much smaller Hyde Park development along Vanderhoof, and it is just across the street from 939 Eglinton.

Leaside is a community that works. A more creative approach to increasing population density would be better received. The entire city seems to be getting taken over by developers who's one trick pony is vertical egg crates.

This seems like a huge number of dwellings, which will bring a huge amount of individuals to a small space. We are already feeling the effects of the two and soon to be third tower at Brian Peck Crescent. I just have a hard time believing that the quality of living in this area will not be severely impacted. My main concern is public space and schools. Where are all these people going to go? They will not remain in their towers 24/7.

Large developments don't fit into the Leaside picture.

Leaside is full. No additional residents should be allowed.

The designs are well done aesthetically; however, a project of this size should be considered elsewhere. The Eglinton - Brentcliffe - Laird area is already overburdened with traffic, and was so long before the Metrolinx construction began. That has only exacerbated the already difficult situation. Should no infrastructure considerations be made before developments such as this are permitted? For example, would not opening up the long rejected, yet much-needed Redway roadway be a priority if the obvious goal is to increase density in this area? Should we not be assisting in the bypassing of downtown traffic from this area first? As well, do we ever put conditions on these developers who stand to financially benefit from these approvals to contribute, if not build community centres for these massive communities they want to drop into an already dense community? Leaside, for example, took years and much community input and financial contribution to simply increase the very well-used arena space we have. Leaside has no community centre, yet our city chooses to allow developers to capitalize on the value and sense of community this area has and contributes to. Where is the benefit to the community residents who maintain this community? I think more community contributions should be expected beyond a simple one-block open park space.

The fact that a redevelopment of this size is even being considered is preposterous. A 34 storey tower in this neighbourhood, along with 3 other towers at the heights and architectural style proposed, will bring with it immeasurable damage to this area and its current residents. For starters, we are currently expected to deal with unbearable noise and air pollution with the building of the LRT. Many nights, we are unable to sleep. Our window blinds are covered in dirt. The construction of these buildings, in addition to, or even after, will make living in this neighbourhood unacceptably unhealthy. A development of this size needs more land. Diamond is proposing to place a large development into a small area of land, and proposing to add a tiny amount of greenspace to appease the community. It will not fit in this neighbourhood. A development of that size will benefit one group of people and only that group - the developers. They have complete disregard for our neighbourhood, our sense of community, and our safety. Adding 1000 parking spaces means that 1000 more vehicles will be using our local streets to get to Eglinton, Bayview, Laird, and the DVP. Last week, a car ran through a stop sign at Laird and Donlea and came within 3 feet of hitting me. My children witnessed this, and now my son, who is 7, suffers from extreme and unhealthy fear and anxiety that something will happen to one of us. Two days later, on Laird at Divadale, a female driver coasted through the stop sign, again, at afternoon school pick up time, and grazed my 5-year-old daughter with her car. I called the police to report it (including descriptions and license plate numbers) on both occasions, but I sense that nothing was done about it. I guess unless one of us was actually hit, it doesn't matter. This is happening now. I cannot imagine what will happen with 22% more families living in this neighbourhood, or during the construction of this proposed monstrosity. We do not have the infrastructure to support an influx of 22% more families (NOT INDIVIDUALS). Where will they go to school? Where will their guests part? Where will any young children play? Where will they go about their daily routines? i.e. shopping, travelling to work, etc. This is NOT DOWNTOWN TORONTO. Downtown Toronto has the infrastructure ready for this. Leaside does not. This is a local neighbourhood, not a cosmopolitan city within a city. Our children will not be able to ride their bikes on streets for fear of their lives. People cannot even cross the streets safely today even without the additional thousands of people that Diamond wants to sell to. The fact that the focus study was not performed in time, should not give developers the right to make such unacceptable proposals. One must look at the results of this study and treat each proposal as if such study were made in time. Slip-ups at City Hall should not cost the Leaside neighbourhood all of the things that make it so desirable. While they can argue that it is in line with the intensification of Eglinton along the new LRT, we too can argue that there are limits to this intensification. No one will benefit from it. The new residents will not have schools or green space for their children. They too will be overcrowded. At the end of the day, once it is built, and Steve Diamond is counting his dollars, what will be left behind is an overcrowded, unhealthy, and unhappy neighbourhood. The architectural style is not at all in line with this neighbourhood. They are using cheap, downtown metropolis styling and attempting to drop it in an old, established neighbourhood. Why are they not using stone and brick facades so that the night sky, once built,

will not resemble Bay St.? Any buildings higher than 15 storeys will block the sun and crowd the sky. Is this fair? Would Mr. Diamond and his team like this to happen to their neighbourhood? We will be forced to sell and leave this neighbourhood because of it. Is this fair? I ask you again. Finally, what size will these units be? Based on the proposed development, it appears as though Mr. Diamond is looking to maximize profit at the cost of our neighbourhood. Each unit will likely be no more than 1 bedroom, perhaps a bedroom and a den. That is NOT a family-sized condominium. The buyers of these units will either be single people, wanting quick access to downtown, or non-resident investors, who will rent their units out. Think about what that will do to this neighbourhood. Generally speaking, renters are transient. They have no long-term investment in our neighbourhood. They will not be attending future LPOA meetings fighting to maintain the character of Leaside, they won't care. They will not have the long term investment - financial and emotional that we, the current Leaside residents have. No one is taking responsibility for whatever mistakes were made at City Hall that made this proposal even a consideration. You have an entire neighbourhood of thousands of concerned residents, that no one seems to be listening to. I have attended numerous community meetings, and stood up and expressed my concerns. All that resonates in my mind is what was told to me by a close colleague of Mr. Diamond, and a member of my family: "It's Steve Diamond. Don't bother fighting it. It's going to be built, and it's going to be built HIS way. He's just entertaining you all to save face in the community. If he's not already gone to the OMB, he will. Don't waste your sad statement. But it looks like it's time".....with a chuckle. Very true. Please prove him wrong.

We are not generally opposed to progressive development on this site and in our community, however the density of this proposal will be too much of a shock to our community. Proposed density increase for both residential and office cannot help but materially and negatively change the character of Leaside even before one considers the cumulative impact of this proposed development and the others that are now completed, underway and being proposed. Specifically; risk that some Leaside children may not be able to attend local schools with their community friends and this may well lead to an erosion of a core Leaside value. Community schools feed into Leaside's development of local recreation activities, and displacing children to out of area schools threatens the very core of this valuable community initiative.

This is inappropriate development and potentially damaging to the community,.

The Eglinton-Brentcliffe intersection is already experiencing intense traffic due the increased local population in the near townhomes and condo developments. This does not even account for the new condo tower on Vanderhoof Ave., currently under development. The community is also experiencing a lack of school and childcare space in the neighbourhood. Intensification of illegal parking on the side streets and lack of public areas such as playgrounds is also a problem. With a community already facing so many challenges, it's impossible to imagine the negative impact that such massive development would bring to the area.

Too many buildings, plans against 7 storey Leaside limits. This should be a non-negotiable point for all development. Location adjacent to narrow 2 lane roads (Brentcliffe and Vanderhoof) on 2 sides means large developments will increase the already high traffic congestion on those roads. Leaside does not want 5 buildings from 11 to 34 storeys high. We do not want multiple residential buildings and certainly not on this vast scale. Too many residents mean too many vehicles on our local roads WHEN WE ALREADY HAVE HUGE PROBLEMS WITH TRAFFIC VOLUME, PARKING, SPEEDING AND FAILURE TO STOP AT DESIGNATED STOP SIGNS. Because it will be an LRT and not a subway; it cannot handle a huge volume of people there will be issues with access. Although it is not politically correct, my neighbours have expressed concern about these developments including lower income housing or units that are bought by speculators and rented out to third parties. This changes the character of the neighbourhood and reduces our property values. You don't see development on this scale in Forest Hill or Rosedale, Leaside is being unfairly targeted.

These are Employment Lands and the City should dig in and keep them that way.

I am fully against the development. It is too big. If all these developers and city planners are saying people will use the cross town, why do they need so many parking spots? Our city is designed for the car. The cross town won't change that. If you want to move around this city, you need a car. It's fool's gold developers and the city planners are selling. You would need 25 years of continuous transit improvements to make the city navigable in a reasonable amount of time. Costco is going in. Who takes transit to Costco? You can't carry anything you buy at Costco in bags. Have you ever bought toilet paper at Costco? you need an SUV to take it home.

One development potentially increasing the number of dwellings by 22% is absurd. In addition: Walmart is going in. Costco is going in on Overlea. Sunnybrook Plaza development, retirement residence on Laird at Golden Griddle, Canadian Tire plaza proposal, several other proposals. Also, there is a staggering amount of development proposals in Josh Matlow's ward. That is going to impact our community as well. All those new residents will undoubtedly be travelling across Eglinton to the SmartCentre/Home Depot/Wal-Mart/Costco, etc. The impact on Leaside goes well beyond the borders of Leaside. There needs to be a wholesome approach for development in a radius that affects our ward along with others. We need to team up with Matlow, power in numbers. But at a micro level, one development increasing the number of dwellings by 22% is absurd. When you look at the community as a whole the amount of development is staggering. There should be a 20% cap on the overall increase in dwellings in Leaside period, taking into account all development proposals. The growth is happening to quickly. The units shouldn't be approved unless the amenities (or approved plans with funding) are in place to support them -- more schools, more parks, improved water/sewage, transit, etc. Build the transit lines and see if people actually use it. Look at the Union - Pearson express. Nobody takes it. But I'll bet in the proposals they had estimates for ridership that aren't even close reality. What the city is doing is destructive. They are punishing the residents of Leaside. I moved to Leaside because I wanted a quiet, charming neighbourhood. Why should developers be able to swoop in, make a quick buck, ruin our neighbourhood and leave. As residents of Leaside, we have an intangible asset, and that is our sense of community. As far as I'm concerned as a property owner, these development proposals threaten this intangible asset which I assign to my property. For all of the development proposals, WHAT IS IN IT FOR THE RESIDENTS OF LEASIDE? We do not get ANY BENEFITS from any of the development proposals? If all we get is the Eglinton Crosstown, that is a soft argument in my opinion. We are well served by bus routes now. I take the bus to Eglinton station every day and before construction I would be downtown door-to-door in 35 minutes. 22 minutes of which is subway and walking. The cross town will not save me anytime. If all we get out of this deal is the cross town, we are getting served a raw deal. In fact, in exchange for the crosstown going through our neighbourhood we should be compensated (not being sold as it being a reward) Instead we get: More traffic. More congestion. Less privacy. Less green space / more people to share same amount of green space. More crowded schools. More strained community resources - arena's, libraries, etc. Less sense of community. This is a neighbourhood - keep out the high-rises. etc. etc. Keep your Crosstown, we don't want it. I could go on and on. I appreciate the hard work of the LPOA. Perhaps we need to stop being so polite and diplomatic and kick up a real storm. Squeaky wheel gets the grease.

I know this is a bit off topic but: The Eglinton LRT will not solve congestion on Eglinton Ave., if it is being used as a reason to build / intensify on its route. The actual vehicle is just a large streetcar powered by an overhead line. The "open cut " portion of its route east to Kennedy will prove to be its weakest link, causing delays on the entire line. Just think of all the possibilities of this vehicle interacting with road traffic and weather conditions. Things will happen. Traffic on Eglinton East will be impeded by the reduction of road space for everyone.

High rises can't be built anywhere in Toronto. You put up too many high rises outside of the downtown core and it can change the dynamic of the area. There is plenty of room for high rises and new communities on the other side of Don Mills. This area is one of the most sought-after areas in the city. The property values are high and bring in these high rises will only bring down the value in the houses.

Unhappy of the proposed development within Leaside. There is no need to increase the community population to a drastically. This is an elite community with an amazing community feel as is. Mixing the area with with 5 high rise buildings is unacceptable. The beautification and community feel will no longer exist. There is a reason why developments within Leaside are not this large - because it DOES NOT belong in Leaside. Do not ruin what we, Leasiders are currently proud of. If a development is a must then I would only like to see low rise buildings. Keep the look consistent!

As an almost 20-year resident of the neighbourhood I find it hard to believe an already stressed infrastructure would be capable of handling such an immediate influx of people and vehicles.

This project represents a sea change in Leaside development. We live a comforting 3 blocks away, out of direct impact, but fear what this will do the community. Let's be clear, the project would not benefit existing residents, so the question is whether it is harmful to us, and I fear it would be. I take issue with the blatant chicanery in the representation of the project. In the 3D concept sketches, why no neighbourhood context? And where are the upper storeys in the views? On the elevations the intent to obfuscate seems tangible: the 31 floors are labelled "31 St.". The shadow study shows a mid-morning vernal equinox condition. Affected residents north of Eglinton might want to be apprised of winter sun blocking. At noon on the winter solstice, i.e. when the sun is highest in the sky, back of envelope calculations indicate that the tall building shadowing would reach to Divadale. Noise created by the proposal should be part of this and any major development review. Tall buildings reflect sound, and here would bounce Eglinton road noise onto the side streets. At this time that would most affect the dwellings to the north. This should be quantified and explained to potentially affected neighbours. It would be nice to see an acoustic impact map. A city needs to decide what is desirable, and to a reasonable extent shape the growth, not simply react to what's being proposed. Toronto seems to act as a hapless party in city building. Leaside, for the most part a low density neighbourhood of single family homes, could sustain and possibly improve with moderate intensification along major arteries—witness Laird Avenue—but 939 Eglinton hardly qualifies as that sort of change. It's a cut and paste of generic condo plans and elevations that would be at best inoffensive if masked in a higher density part of town, where residents could be expected to walk to attractions and amenities. At Eglinton and Brentcliffe, it's a game changer, to what we can only guess, but we can be sure it will not improve existing residents' quality of life.

It appears that the process to date has been skewed to help meet city political goals and development interests rather than to successfully incorporate moderate growth, enhance and protect the successful community that currently exists. For example, the development size has increased at each step, the employment lands amendment was not widely advertised and no community meeting held in advance of that amendment, the studies recommended by the city have been delayed while the amendment went through, the City planner has stated publicly that Laird eastward is the 'only' significant plot of land that can easily reach the intensification goals of Eglinton Connects quickly while ignoring the fact that current proposal fails almost every guideline associated with Eglinton Connects, the focus areas and the City's own processes (height, available local school space, community centres, open space, retail/residential balance). Because it is being considered in isolation without recognizing the maximum development that could occur immediately east and west, does not consider the draconian impact it will have on the Eglinton/Brentcliffe intersection - Eglinton east is the ONLY eastbound outlet from midtown and all the intensification that is occurring there, and the primary alternate path way for Leslie to Bayview extension to accommodate DVP maintenance and shutdowns. previous experience with dropping thousands of high rise residents into one spot exists with the St Jamestown development which is a failed community and the only thing preventing disastrous traffic impact on Bloor street is the current low income nature of the development. The lure of development fees and quick density to make political points on the LRT have blinded the Council, the planning department and the City planner who has tied their career to Eglinton Connects to the need to protect what makes Toronto successful in the first place - successful communities!

I fully support intensification along major transit routes, however this development is just too big, too dense, too overwhelming to the Leaside community. I would like to see a maximum height limit of 8 storeys for any building not fronting on Eglinton. I think existing bylaws and zoning should be adhered to. This proposal for 7 x permitted density, should be refused. I would like to see the Laird Focus Area study completed first, and then applied to this development.

It is long overdue that local resident concerns be given appropriate attention at all levels of government and that the OMB be either abolished or reformed with representation that respects city and resident concerns rather than being a pawn of developers. City itself appears primarily concerned with expanding its tax base rather than listening to needs and concerns of residents. We deserve more than traffic surveys that simply reveal the obvious. The 939 Eglinton proposal is an abomination in a residential area and should be relegated to the downtown core. How much more traffic can Laird and feeder streets be expected to absorb? I see no reference to clean air concerns..

Very concerned that there is a significant lack of community planning by the City that all developers would be required to abide by without inflicting possibly illegal pressure on bureaucrats and politicians. Also the mayor and Council should lead an all-out fight to have the OMB abolished or significantly reformed with the inclusion of members selected by City Councils. Traffic surveys put forward as a sop to residents should be more than a vehicle for revealing the obvious that there will be more traffic without providing meaningful ways for its amelioration especially on side streets like Broadway. residents have a right to expect that safety and property values are maintained

The Mixed Use Area policies of the City's Official Plan lack sufficient detail to properly guide massive new developments such as 939 Eglinton Ave E or the Rio Can (Canadian Tire) site nearby. Similarly, the policies recently adopted by the City for the Bayview Focus Area provide inadequate direction for the development of the Mixed Use Area lands within the Bayview Focus Area. The City needs to immediately address these shortcomings.

I am very concerned with the increase of traffic on Parkhurst that the intensification is already having and will continue to have. That people cut through and then attempt to turn left onto Bayview or to cross Bayview in order to continue west on Soudan at rush hour is becoming unbearable not to mention unsafe. I have witnessed numerous near collisions already (one with a dump truck that had to slam on its breaks) and have had to wait up to 10 minutes in order to turn right on Bayview. The other day, my daughter was very nearly killed when a driver decided to risk turning left on Bayview from Soudan. The driver struck a car going northbound on Bayview, lost its bumper and ended up driving across the sidewalk only feet from where my daughter was standing. Two seconds earlier and my daughter would have been killed. We either need a light at that corner or need to prohibit all but right turns onto Bayview. It is a disaster waiting to happen.

This is not Manhattan! ... and should never be!

It would be great if there's more information provided or in depth analysis on the pros and cons of such development with reference to similar cases in city or cities similar to TO.

I want to understand more about proposed traffic flow. More needs to be done to reduce traffic flow on Brentcliffe North of Eglinton. I also have major concerns about development of this size without the introduction of a new schools. Definitely primary and middle schools are a priority as these units will introduce many young families to the area. Finally, I want a larger commitment to open and green space. There needs to be outdoor space appropriate for this new population.

Why are we considering such massive, old-fashioned high rise developments when there is substantial evidence world-wide that the overall experience of those living in them is one of alienation, and the resulting increase in crime and decrease in health. There are so many better designs available and being built around the world, achieving similar density yet designed to foster both privacy and a community without the negative effects of the standard high-rise.

There is already an issue with traffic at the Wicksteed, Brentcliffe and Vanderhoof intersections.

I'm OK with the development at this property however I would prefer to see something not quite as big. I'm very concerned about the traffic and the utilities ability to handle the number of people in the area. Further I want to make sure that the park area in Sunnybrook/Serena Gundy/etc. remains undisturbed.

I believe the site is good for development, and as much as I don't want high-rise development to come to Leaside, I think this site is the most likely to get it. I would prefer to see a mix of low and mid-rise developments, but would settle for predominantly mid-rise development and one high rise (under 20 stories) building, as I think the site could support it - providing the other infrastructure issues were resolved first. I have huge concerns for the overcrowding in the schools of Leaside, and I worry about traffic congestion both around and in the neighbourhood. I don't believe the hydro, sewer and roads are designed to handle the kind of load they would have to accept from this development. I do not trust the traffic engineers who state there will be little traffic impact on the neighbourhood. This development is too massive for the infrastructure, location and neighborhood.

The congestion and traffic are already a big concern for me. This will compound the problem 10X... This planned development is way over the top, and unnecessary. We will likely re-locate elsewhere.

WAY too large a project for a small area like Leaside that already has narrow and congested streets, inadequate parking, and limited circulation and services.

When developers take down plazas like this in our area, they never replace the retail space that we lose. Those businesses are where we buy food, clothing and services, and meet with friends. I would like to see at least as much retail space as there currently is on this property. In addition, we need more community recreational capacity when we increase density - swimming lessons for kids are already extremely difficult to sign up for - if we add all these new homes will there be more pools, tennis courts and the like? Northlea School already has several portables. When and where will more school space for new children be added? I am NOT against increasing density, but the commercial, educational and recreational resources that all residents use must be increased as well in order to maintain quality of life.

There is no more room for any more traffic on the streets or children in the schools. WE ARE FULL! The only thing this proposal contributes is OVER-CROWDING & money in the developers hands.

939 Eglinton Ave. and other developments will likely swamp Leaside in terms of traffic, schooling and amenities. These developments are too much too soon without corresponding increases in supporting infrastructure. Parking for 939 Eglinton appears to be severely underestimated at 1,639 units, which is barely enough for the residential units. People who work or shop there need to be able to park there also.

The size of the proposal is extremely large and the roads and utility infrastructure will be unable to support the number of people moving into the area. There has been no mention of traffic flow or ability to handle thousands more residents in Leaside. Bayview is the only major street and it is already at capacity.

While I understand that intensification is needed to providing a greater variety of housing types, sizes and price ranges in the community, the height and overall density as proposed at 939 Eglinton E. is inappropriate for the site. A more appropriate design would incorporate lower building heights overall, a greater variety of housing types and increased park/community use space.

I feel that you have covered areas of concern in your questions, however I would just like to confirm the concerns for utilities, traffic, density, congestion, adequacy of school capacity, taking away open space, over towering high rise buildings with many small units which increases the demands on everything in the area; is this prudent planning?

This plan seems to be taking a residential "NEIGHBOURHOOD" and turning it into commercial space with residences. It is over doing it and removing the neighbourhood feel that has appealed to so many for decades. Find a better balance that is less intrusive and it will be welcomed. We all understand the neighbourhood needs to grow.

I believe the focus area planning should be completed before this goes ahead. I would suggest the type and scale of development and provision of services like the West Don Lands or like development should be considered. I prefer an 8 story midrise approach. I am concerned that there is little park space and would not want it dedicated to dogs off leash.

Stopping development and progress is often not successful due to the fact not enough people are involved. I feel Councillor Burnside will vote on the correct side of the equation. Unfortunately, design is all important and I fear this is where our city and community greatly lacks. If our city planners took the time to view other beautiful cities perhaps we would have a better result. So in conclusion my greatest concern is design.

I live on Brentcliffe north of Eglinton and I strongly disagree with this proposal. Traffic congestion is terrible.... flow of traffic has increased. Nothing has been done to discourage the public that don't live in the neighborhood to be more careful when driving through our streets. With the many young families in the neighborhood I'm deeply concerned with their safety. This project is WAY too large for the proposed site. Leaside will lose its sense of identity and the community it once had.

The Pure Fitness club has become a community hub. It is an important social meeting place for many local residents of Leaside and accommodates a real range of age groups. It would be a significant loss to the community.

Based on the information provided and local knowledge of the area, this seems like just too much for the location. Very concerned the additional density would have a very significant impact on the neighbourhood.

This proposal is way out of proportion to what the existing infrastructure in LEASIDE could support given the massive increase in population envisioned by this proposal. The existing roadways can't handle the current traffic properly especially along Laird and Brentcliffe as they exist today. This proposal must be massively scaled down before it gets approved unless the developer and buyers are willing to fund the infrastructure improvements which could make this practical.

This proposed development will drastically change the pattern of living in the Leaside area, which has been a stable residential and mixed use area for many years. Congestion here is very bad already. Adding greatly to it by such large developments will make it much worse, even with a new transit line. We will have 5 more years of great inconvenience with this added to the work on the Eglinton Crosstown transit line. Area streets cannot absorb so many more vehicles. There is no capacity in current area schools to absorb hundreds or thousands more students. There are no plans to increase the number of schools, and no room to do so. Pressure on community infrastructure will be too intense. The community will probably become less stable and more transient in nature. There is more open space to accommodate this sort of development further east, around Don Mills Road, including the Celestica site. Increasing density along Eglinton in the Leaside area is sensible, but should mostly be limited to mid-rise buildings. Even at Bayview on the Sunnybrook Plaza site, the proposals call for smaller buildings than are proposed for Eglinton and Laird.

It is a ridiculous amount of intensification and would spoil the neighbourhood and its cohesiveness

Too much development not in keeping with the neighbourhood

Completely ignorant of impact on residents and character of neighbourhood. Inconsiderate and lacking in foresight.

We do not have the infrastructure to support this kind of mass development. Must be stopped.

Adding transit should not be an open ticket to turn Leaside into a catastrophe like Yonge and Sheppard. We can barely get around in Leaside now.

This massive proposal will destroy Leaside as we know it. I have lived here for 48 years and do not want to see this beautiful community ruined by profit-hungry developers who have absolutely no interest in this community other than monetary gain. The fact that this proposal is even being considered for this community is extremely distressing because it indicates that municipal officials have already sold out this community to the developers. The massive population increase, traffic chaos, strain on schools, utilities, quality of life, and the overcrowding of many local streets, will ruin Leaside for current residents and future generations to come. The scale of this development is so obscene, that it is beyond comprehension that it has been allowed to reach this stage. This proposal, in its present form, must be stopped. An appropriate level of development for this site would be four 5 storey buildings with proportional retail and office space, and open park/recreational areas scaled to the site.

The traffic currently is extremely bad on Vanderhoof and Eglinton. Fix this first.

The city politicians, the bureaucrats of the Toronto city administration, and the provincial politicians are all in the back pocket of the large developers. With the implementation of the "Official Plan" individual citizens and private home owners have no real say (or control) over the development of their local area communities. The corporations over-specify (i.e. over-reach) their initial proposals and then bargain for minor concessions that allow them to construct "monstrosities" that are inappropriate to the residential neighborhoods that have existed here for nearly 100 years. They skirt the zoning and construction laws that we as individuals have had to abide by. They use their leverage with the highly biased OMB (often over the objections of local zoning and city council) to jackknife construction projects into communities they have no right to be in. This is a cozy relationship that provides a neat and tidy way for politicians and city administrators to "wash their hands" of their responsibilities to communities and to give the the developers what they want. The developers always come into these projects with the same strategy and are prepared to take aggressive measures. They come armed with deep financing and teams of lawyers. Individuals and private citizens don't have a chance. Local citizens have no input, no real say, are not organized in any meaningful way, and are not properly represented by the government officials they elected to office. Individual home owners just do not have the time, money, resources, and connections to protect the asset most important to them (namely their home) against the "special interests" of the construction lobby. The irony is that the developers seek to trade on the very equity (the value and sense of community) that the residential home owners have built (for proof, just look at any of the developer's sales brochures). They make millions of dollars of profit from property development of high-rise buildings, while at the same time lowering the value of the individual homes they surround. Surely there are areas in the city in which high-rise construction is appropriate. Likewise, there is need of areas that are purely residential low-rise single-family, semi & town home. They can both exist but they cannot both exist together in the same place. They are mutually exclusive. Introduction of high-rise construction will bring an end to low-rise neighborhoods. If the governments (both city and provincial) want a landscape of steel and glass towers (and don't want neighborhoods with families), the "Official Plan" is exactly the right strategy to achieve it. With the unchecked growth of 10, 20 & 30 story high-rises to neighborhoods, the individual home owners will soon begin a mass exodus of the city for the suburbs. For an example of this, you need look no farther than the Thorncliffe Park area along Overlea Blvd and Don Mills Road. Once the jewel of the "New Development" in Toronto, it is now the "low value" landscape of high-rise projects that resemble the failed inner-city "Projects" of large U.S. cities like New York, Chicago, Philadelphia, etc. We are not saying that there is no room for growth and expansion. We know that developers bring much needed investment to our communities. But, this development should not be at the expense of the community. When the cranes are gone, and the developers have walked away with their millions, the individual home owners will be left with the over-crowded streets, congested traffic, over-populated/underfunded schools, and failing infrastructure. We will live in canyons of glass and steel in a perpetual shadow that will lower our overall quality of life. At that time we will no longer have the neighborhoods and communities that thousands of citizens originally invested their hard-earned life savings in.

Traffic issues are our primary concern. The congestion is already making it very difficult to exit North Leaside onto Eglinton. We believe a significant change to the traffic issues is required prior to allowing such a high density proposal getting approval. We would support one way streets or other significant changes.

I am most concerned with traffic and school accommodation.

It is understood that the neighborhood can't remain unchanged with the arrival of the LRT. However, we local residents have made significant investments to ensure that Leaside continues to be a great place to live with quality schools and a great community. High rises will over time, turn Laird into Yonge & Eglinton: good place to shop; not a great place to live with your family. Not to mention traffic, population density and the impact on the housing market.

It is too high and has too many residential units which will cause even more traffic congestion in the area.

Leaside is special in that it is a close community not surrounded by high rises, shadows and a downtown frenetic atmosphere. This proposal is unreal. We have lived here for over 20 years and have so enjoyed the peaceful surroundings, beautiful trees, spaces, seeing the sun and the clouds. 31/34 stories? Really? How to ruin a wonderful Toronto neighbourhood. Once that 31/34 story massive concrete monstrosity is allowed to be built, how many more will follow? The building that already exists at 939 is perfectly fine. Why tear it down, waste materials etc.? For greed and profit, I guess? But absolutely not right and not needed.

Favor redevelopment and plan for mixed development. Scale and intensification of the structures is too extreme for the location and will adversely impact quality and safety of existing communities and residents.

I support development of this area but have concerns about the number of people and related increase in traffic density. Currently, Laird Drive, with all the retail located and planned for this site have made the road almost unusable on a Saturday and during the afternoon rush hour. The increase in residential density and related commercial/retail will make this worse. I also want to make sure that this type of development does not drive out business' such as DEL and Unicef. The only way I would support this development without qualifications was if Redway Road was connected to Bayview and Leslie Streets so that traffic that now must flow through Leaside to Eglinton and Brentcliffe can be routed along this new Class 2 right-of-way so that Leslie Street traffic can be moved off of Eglinton and through Leaside residential streets. Please ensure that the Leaside Library and other community facilities can receive Section 37 money for repair and capacity development too.

Just too much growth and development will destroy community character.

No one seems to have considered the environmental impact vis-a-vis increased GHG emissions and climate change. Increasing density will obviously decrease greenspace, leading to the "heat island effect", creating higher land temperatures, at a time when we should be decreasing the carbon emissions which lead to land and water temperatures. This kind of construction shuts the door on any chance of mitigating already high temperatures. Downtown Manhattan, New York City, has bedrock underneath, and the Atlantic Ocean to mitigate temperatures. The Great Lakes, on the other hand, is showing increased stress from rising water temperatures, which produce algal blooms, and water acidity. This massive construction also decreases the amount of table land and tree coverage needed for flood control and drainage purposes. Toronto, with all of its ravines, is simply not suitable for massive building projects. The residents of Leaside have already been forced to accept intolerable noise and pollution levels because of the Eglinton construction for mass transit. This project would add insult to industry, and show Torontonians that City Hall and the OMB doesn't care about anything other than seeing the developers make money. The City should be exploring the concept of shared accommodation, specifically in areas like the Post Road, and Bridle Path, where there are many vacant homes, unoccupied for much of the year. IN conclusion, this proposal simply increases the recent type of building style in Toronto that not only devalues neighbouring residents, but ultimately, the owners and renters of those newer buildings.

I'm not proposed to development and change. And, I understand the need for infill along the new LRT line. However, this proposal is far too extreme. It will be detrimental to the neighbourhood.

On its own, this monster development has meaningful potential implications on the traffic flow and infrastructure of Leaside. As one of potentially many other future developments along the Eglinton Corridor, the total impact could be untenable. Already Leaside community streets are congested with through traffic seeking to avoid the major routes that have bumper to bumper traffic. Intensification with this level of density will only drive more congestion and strain our community resources like schools, libraries and community resources like arenas and pools. It is the responsibility of the City Planning Dept. to temper the irrational exuberance of developers who see rising real estate markets with no consequences to them for the long-term impact such developments may have.

The site is home to retail stores that serve residents' needs. The new development will offer high rents to retailers...meaning that the stores we rely on for basic staples will not be able to locate there. Elite retail outlets for Gucci etc. etc. will not constitute local amenities. Residents of the neighbourhood WILL HAVE TO GET THEIR CARS OUT to drive elsewhere to get a light bulb, buy shoes, have hair cut & styled, get fast food meals etc. etc. Presently we can and do walk

The intersection at Brentcliffe and Eglinton is a pedestrian's nightmare. So many cars even now turning east and west onto Eglinton and south onto Brentcliffe, and many of them in a hurry! Add more cars and some hundreds of pedestrians and a major revamp of the intersection will be needed. No matter how many residences are built along Eglinton, those people using public transport heading downtown will need to use the Yonge subway until some viable alternative appears. The subway barely manages rush hour now. I realize bylaws and the Official Plan are meant to be guidelines, rather than rules. They are established to protect communities and residents from being exploited. But I think it shows how little regard our city and provincial governments have had in the past for their staff and their constituents when a developer can confidently present plans over seven times what is permitted and expect to be taken seriously. It's very undemocratic.

The issue of traffic cutting through our neighbourhood absolutely must be resolved as it affects the safety of our residents as well as air quality and property values.

I fully understand that community growth (both residential & commercial) is essential to meet the needs of a growing population. However, there are additional elements that need to be taken into account within the proposal phase...in particular, current infrastructure, capacity index and safety. There are smarter solutions that can enhance a community with little to no impact...if done correctly up front. Our community has a very high population of children under the age of 12 and with this incremental capacity comes incremental through traffic...ultimately causing child safety concerns. Please do the right thing and reconsider the size of this space.

I understood that the city and community devoted much time and effort into developing a planning document for this area. I believe the intent of the recommendation was to recognize the need for intensification which should be met via mid-rise developments. It seems that the ink was barely dry on this study before the developers began submitting proposals that clearly ignore all this work and grossly violate it's resulting recommendations. They would seem to have high degree of disdain and indifference to the work and recommendations of the planning department and of the community.

I am extremely concerned that a development such as 939 Eglinton Ave. East sounds a death knell for the cohesive and historic nature of our community. This sets a precedent not just for Leaside, but for other communities like ours. While I agree that change is inevitable, I believe it should be in step with the ambience which is uniquely Leaside. Developers have swept aside the By-laws that are supposed to govern our neighbourhoods and are running rampant throughout our communities destroying the the very fabric of what brought us to Leaside. Have we been Trumped???

The development is going to severely impact the community

The following are my concerns - 1) official plan designations or change of use should only be considered once all of the area studies are completed to ensure we are not limiting the area of its potential. The fact that some areas have been re-designated concerns me because it potentially introduced "low value/employment" into the area as opposed to higher value employers. 2) development proposal is being reviewed by the City ahead of the Laird Focus Area planning study. The Laird Focus study should be expedited to ensure these development proposals and future proposals are thoroughly revalued and considered. 3) there needs to be a more extensive traffic study/congestion reviews undertaken. Looking at each development proposal and its effects on traffic could potentially miss larger congestion related issues. This area has been predominately residential and with the introduction of proposals that are inconsistent for this area is only going to aggravate traffic flows into neighbouring residential streets due to limited major thoroughfares (east to west) in this area. 4) review of development charges. Any new developments should be required to pay for any upgrades/upsizing of utilities, reduction of parkland etc. the existing utilities are not designed and we need to ensure that new developments "pay" for any required services.

There is a lack of info regarding child care required, types of business operations and retails operations. We do not know the number of affordable housing unit planned in the area and for how many the TDSB will need to plan for future classes etc. If there is an active Official Plan what is the reason we have to make change and make change for seven times the density proposal.

If they allow this NOT at the subway stop what are they going to ask for at laird? Also if you look at the Danforth there are very few high rise buildings and that is a real subway not just an LRT.

Thank you Jon Burnside for informing the community of this development and giving local homeowners an opportunity to share their concerns. As a resident of Leaside for sixty four years

I feel that this is too big a project for a small community with little concern for the impact on the people who live in this area.

The Official Plan designates the area for mixed use BUT the City has full rights to reduce the density to an appropriate level through a site-specific zoning amendment. This is the opportunity to take the views of residents on board and translate it into a moderate density - 10-15 stories or a design which maintains a mix of heights for these buildings. If the City does not seek to reduce the density and approves the proposed density in the hopes that other impacts can be mitigated, we are seeing in other areas of the City that this is an abrogation of responsibility. A good example is King Liberty that had/has insufficient community amenities - particularly built parks (rather than cash-in-lieu). There is absolutely no justification for traffic demand studies which suggest the existing road network can handle the extra traffic with the advent of the underground transit. Traffic studies are often based on unrealistic conditions and historic travel demand metrics. Laird and all streets linking to it directly are order of magnitude less safe and busier as a result of the already 1 million sq. ft. of commercial development along Laird south of Eglinton. This is an opportunity for the City to show leadership is effective planning for an agreeable level of density.

I am not against development and intensification but it needs to be done in an appropriate manner. It is startling to learn that in one small corner, there could be a 22% increase in the number of residential dwellings in Leaside! The additional strain this would put on the local schools, arenas, pools, traffic, etc. is a huge concern! These areas never seem to get studied (or at least studied properly) and is something that really frustrates me. I wish the LPOA and its advocates luck in curbing the size of this development so a precedent isn't set and the nature and fabric of our community is lost for \$\$\$\$ development!

Development is far oversized for proximity to residential housing

Suffocation!

This development isn't in the character of the surrounding properties and will have a major impact on the congestion within the community. This is too big, too intrusive and will have a negative affect all others in the community. The development needs to be scaled back and size appropriately. The last thing the community needs is a big characterless series of boxes stacked at the corner

I believe this is the wrong proposal all together for Leaside! Change is one thing, and can mean progress. In this case the change being proposed is completely inappropriate, unnecessary, and not wanted.

I think that we need to face the music that with the new LRT buildings along Eglinton and other main roads will increase the population significantly. Therefore, rather than work these developments one-by-one, we need to map out and agree on the bigger picture issues on a constructive basis. Clearly with this proposal many more residences will be in our neighbourhood which will push the limits on many services. This proposal needs to be downsized and other issues need to be addressed along with it. e.g. 1) more schools, 2) extend Leslie to relieve traffic, 3) expand utilities at the cost of the developer 4) restrict traffic and parking in Leaside. etc. Bottom line is that any of these high rise proposals must be part of a Leaside plan taking into account these bigger picture issues.

A development as such is absolutely not appropriate for Leaside and surrounding area and shouldn't even be considered. It was created/designed in a complete silo without any consideration on the impact it will have on the community and local facilities what's so ever. It simply does not belong. Traffic, congestion, local facilities etc. will all be stressed even more so and are already at its peak as it is without this development. Absolutely no consideration has been take into account that this community is made up of children and the elderly who are already being directly impacted by traffic, community facilities and schools bursting at the seams, and unaffordable housing. Simply this is destroying the community and all those that live in it. How can such a development even be considered without looking at the entire community development as a whole? LRT or not. Where is the overall controlled urban development plan in all of this?

I've been living in Leaside for 4 years now and have seen a huge increase in traffic on the local streets. My children's school is way over capacity with the already increasing population. I'm also concerned for my children's safety once they are able to walk to school on their own. Cars often roll past or through stop signs and have little regard for pedestrians. All the new developments that are being proposed are only going to add to these problems which is unfortunate because it's changing Leaside not for the better but for the worst.

Traffic routed through Leaside has intensified and has become a major safety issue for the community - particularly for children. Densification will only make this worse.

This building is massive and is completely inappropriate for the neighbourhood. I am not against the development; I just think it needs to be scaled back so that it is more in keeping with the character of the area.

There is no aspect of this proposal that is appropriate or desirable for Leaside. It is outrageous that it is even being considered let alone being approved. If approved it would set precedent for larger, taller & broader developments on whatever land can be acquired to cram it into. The character of and quality of life in Leaside is already being significantly compromised and this monster would only be a significant contribution to the desecration of Leaside. The desirable nature of our community that this developer and his kind will push to sell units, will be destroyed by the building of such monstrosities. The uncontrollable greed of the developers and the greed of the city is ruining a great community. By-laws and zoning seem to mean nothing! Schools cannot take these "filing cabinet drawers full " of children. Area schools should not be forced to fill their playgrounds with portables to accommodate such a large influx of children, nor should they have to experience the repercussions that overcrowding brings. Students from this development should all be bussed to schools where enrollment is low and a school is in danger of being closed. Parents should be informed up front that area schools will not be able to enroll their children and they will have to go out of the area.

Way too much traffic

The survey focuses on numerous, varied and noteworthy elements that are related to the immediate vicinity. The collective results of the aggressive intensification in Toronto must be taken into consideration as citizens' movement from outlying areas will contribute to the exacerbation of mammoth developments such as 939 Eglinton Ave E. If high-rise buildings become the norm, then a precedent will be set resulting in unbridled redevelopment. Therefore, Question No. 4 should have a choice of "All mid-rise (4 storeys)". Community consultation meetings with the planning staff focus on an individual application and is treated independent of other applications. Among the several community meetings that I have attended, the effects of other applications are not discussed during these gatherings. The items that are listed in the survey have been considered based on the immensity of the development at 939 Eglinton Ave E. These items are also applicable to other developments. All planners should now make concerted efforts in assessing the cumulative effects of the applications taken collectively. Each application contains a request for changes to the zoning by-laws to re-designate the lands as mixed use to accommodate massive redevelopment. Some zoning changes can result in the loss of public lands as the planning department continues to "donate the citizens' spaces" to maximize redevelopment. Several elements listed in the survey are seldom addressed satisfactorily during community meetings. Some of these elements are essential to the social fabric of a community. This social fabric is in a state of constant erosion as we seemingly accommodate every request for a "change to the rules". The survey is meritorious in identifying the elements of the social fabric. One area that continues to surface, and is of interest to me, is that associated with traffic infiltration. Redevelopment that has been continuous is that associated with the plazas on the east side of Laird Dr. The combination of additional traffic on Laird Dr. and the addition of controlled intersections on Laird Dr. have resulted in a significant increase in traffic infiltration on streets west of Laird Dr. The boundaries on Laird Dr. are Eglinton Ave. E. in the north, and Millwood Rd./Southvale Dr. in the south. The several Final Reports on applications for redevelopment that I have read have indicated a negligible impact on traffic on adjacent and nearby streets. I believe that this conclusion is based on an assessment of an application independent of other applications. I am compiling data for the month of January 2016 relating to the "Record of Failure to Stop" at intersections west of Laird Dr. The abundant data that I have collected clearly demonstrates a high frequency of vehicular traffic on the streets west of Laird Dr. I will be submitting the data to the Toronto Police Services in 53 Division with copies to Councillor Jon Burnside and the Leaside Property Owners' Association. In summary, Randolph Rd and Sutherland Dr. have become thoroughfares with Lea Ave. and Markham Ave. as connector routes for the purpose of bypassing Laird Dr. Kenrae Rd. serves as a connector route for use by motor vehicle drivers proceeding north on Laird Dr. from Millwood Rd. from the south and Southvale Dr. from the west. I feel that safety in the area has been significantly affected as a result of aggressive drivers disregarding the STOP sign. I have experienced motor vehicle drivers exhibiting impatience during my crossing of the road. The data relating to this traffic infiltration clearly demonstrates to me that the results of the traffic studies that have been accepted by the planning staff are inconsistent with the daily observations of vehicular traffic. When Final Reports on redevelopment applications indicate negligible effects on traffic infiltration when daily observations indicate otherwise, I believe that the methods of traffic studies currently employed are significantly flawed. I am suspect that the current traffic studies are applicable to the areas for the applications that are being submitted. The following question requires an objective answer: What is the model for traffic studies and what area is being used as a basis for the supposed objective assessment of traffic patterns for any area in the City of Toronto? Two additional and very large developments that are essentially in the early stages of construction, namely, Costco on Overlea Boulevard and the believed Walmart on Wicksteed Avenue, will severely add to the negative effect of 939 Eglinton Ave E. With the supposition that the latter application will be successful with a minimal reduction in size, the area will be irreparably damaged. Progressive and successful planning for the city should not be confined to periodic construction of buildings for residential, commercial or retail use. However, the current objective for Toronto seems to be that, and only that. If the objective of city planning is to reduce the reliance on the motor vehicle, then the planning staff must consider an effective way of moving the people throughout the city. This is, of course, transit. I do not see progressive and periodic additions to the current transit system. Periodic additions should be on an annual basis, or for

time frames of less than one year. A varied and comprehensive underground rail system provides ease and flexibility of travelling throughout a city. The fire in the hydro vault on March 1, 2016, clearly demonstrated the shortcomings of our current transit system. The "single" north-south Yonge subway line was, in my opinion, "put out of service". Alternate north-south rail lines would have avoided the use of shuttle busses. The necessary advances in public transit are being out-paced by the rapid redevelopment for intensification. I believe that the planning staff is oblivious to the reality that an advanced transit system is essential. In retrospect, an article entitled "Toronto needs to heed global lessons on transit" by transit professional Michael Schabas appeared in the Toronto Star on Sunday, January 10, 2016. I forwarded this superb article to Mayor John Tory, all city councillors and the Chief City Planner, Jennifer Keesmaat on January 27, 2016, with a copy to the Leaside Property Owners' Association. At that time, I indicated that this article must be both read and embraced by the addressees of my e-mail. I did not receive an acknowledgement that city councillors and the planning staff recognized the merits of this article. I believe that the city councillors and planning staff have an aversion to expertise and professionalism.

Please be thoughtful of extending laird to the Bayview extension as density increases among the new line. The number of cars cutting through residential streets and driving very quickly has escalated considerably since they started the subway expansion along Eglinton.

Extremely concerned with the overall over densification of Leaside which leads to more traffic, pollution, noise, over use of community facilities and infrastructure that are already at high capacity.

Intensification/densification is expected and unavoidable with the new transit line, HOWEVER there are already multiple new condos in Hyde Park on Eglinton (Aerodrome), new condos going in where the post office and catering used to be on Millwood, on the southeast corner of Eglinton/Bayview, possibly the Sunnybrook Plaza, also the southwest corner of Laird/Eglinton....this is ridiculous. The traffic on our street and in our neighbourhood is already overwhelming, loud, unsafe, and there are no plans in place to deal with the influx of cars for the Costco and Wal-Mart as well (such as extending Redway, which should be a no-brainer). The roads cannot deal with the traffic, the retail parking is already insufficient, the summer hydro blackouts are already an issue - what exactly does the city think is going to happen if all this (and more) moves ahead? We moved to midtown Toronto because of the sense of community, the character of the homes, the safety of the neighbourhoods, and in the space of three years it already looks and feels completely different. The city is allowing "minor variances" for builders who are constructing monster homes, and the roads are OVERLOADED. We've been to community meetings that devolve into shouting matches and the plans get pushed through anyway. We feel unheard and defeated.

The scale of the application (height, massing) is excessive, inappropriate, and audacious Cannot truly be called "mixed use" it is mostly single use residential

Traffic on residential streets are already a significant concern -- it is like a highway on my street at rush hour even though it is a residential street with small children and seniors.

Why not build in the area east of Laird behind Longos?

1. When the Leaside Business Park opens (next to the train crossing) can you guess the traffic congestion on Wicksteed? 2. The park opposite Vanderhoof should be enlarged for all the young families who will move into the new housing on 939 Eglinton. 3. I am new to Toronto, moved from Waterloo 2 yrs. ago, and am amazed at the amount of housing is being planned for such a small area.

Thank you for asking for residents' feedback.

I have completed the survey and although I wonder how much any opinions expressed by the residents of Leaside actually impact the developers and OMB. We have seen a huge amount of retail development in the Laird and Brentcliffe corridors. I have no faith in any traffic studies done by the developers. As a resident on Parkhurst I can certainly witness the fact that there has been substantial increase in the traffic load - the drivers on this local raceway speed and frequently ignore stop signs. The north side of Wicksteed has yet to be completed so the effect of yet another "destination mall" complete with a big box outlet has yet to be seen. Laird Drive is at capacity and the traffic trying to avoid Eglinton while the subway construction is under way, adds more to the number of cars on the move through Leaside. Where are the regulations concerning height restrictions of new buildings - has "eight storeys" flown out the window!!! Intensification yes - but not to excess with 20-30 storey buildings along this corridor. We all need some green space and air around these stacked dwellings. I don't feel that man was meant to live in an anthill style of dwelling.

There needs to be additional schools, green space and traffic management proportional to current Leaside ratios...accepting \$100k from developers, like smart centre north, is insufficient to make a material difference to the impact that these developments are having on the neighbourhood.

The impact of 939 is the thin edge of the wedge w. r. t. the overall impact of ALL the developments. 939 ALONE will cause significant impacts. The others yet to be discussed are going to compound the negative impact exponentially. The city's review should be done with ALL the proposed developments together. Not in isolation like this.

While I respect the long term plan and vision to increase the density along Eglinton to support the subway expansion, I am concerned about the impact of this proposed development on the Leaside community and quality of life. A high rise development such as the one at Yonge and Eglinton would not fit within the Leaside community and would dramatically, and negatively, impact the quality of life, home valuations and the spirit of our community. A principle of compromise is required because at the end of the day the developers who monetize these projects do not live with the final results of their projects, be they positive or negative. As resident who intends to reside here past the completion of this project, I have serious concern about this proposal and the potential negative impacts on the Leaside community.

If these high-rises are squeezed into that tiny space, there will be way too much density of building. The "park" areas look great in artists' drawings, but in fact this is a huge squeeze of things into too little space. Already kids from the east side of Brentcliffe are bused to Bennington for school. What of more newcomers? Can our hydro withstand all this influx? And, traffic at this corner of Eglinton/Brentcliffe is already pretty high. Maybe the residents will be subway users only, but no one can guarantee that. Leaside is going to look like a box of donuts pretty soon: all the "dough" circles around the main streets, with the single/semi houses forming holes in the middle of these.

The proposal is counter-intuitive to the objectives that the developer outlines - it is supposed to leverage the Crosstown - therefore parking spaces should not be required or be minimized. They claim little to no impact on the schools however many of the units are multi-unit dwellings. Who's is living in the second and third bedrooms? They imply that they have worked to create a development that is in line with the general feeling of the neighbourhood however the buildings proposed tower over anything in the vicinity and it does not include green space to either accommodate the people living there nor the general community. This is another example of a developer just looking for ways to increase density and profit without consideration for the overall area. Another development/developer that will hinder us from becoming the world class city that we want to be.

The proposals for both areas are out of touch with reality. The new subway construction will do nothing to improve the congestion in the area if such large scale projects are allowed to go forward. Bayview, Eglinton, and Leslie as well as the surrounding neighbourhood streets are already at maximum capacity of drivers. Anyone who drives them regularly would know that. The subway will not divert that many cars from the roads as many living in Leaside work too far away to commute by public transit. While a certain amount of development along Eglinton is to be expected. New buildings should be in keeping with the current building heights (5-8 stories). Leaside is a desirable community because of its neighbourhood character and feel in the midst of a big city. Bringing high-rise buildings and more big box stores to the area will only destroy the character of the neighbourhood, and make it less desirable for all. Including potential new buyers.

I am concerned that this development will set a precedent. Other developments will follow, bringing not only the risk of similar development density and height but ever increasing density and height. If we manage to enforce the current rules and restrictions now, within reason, then we can hopefully do so with future development as well.

This development is in the wrong place. It should be at Laird and Eglinton next to the station for the TTC.

These are large developers who will build a good product - TRAFFIC is the main issue.

We do understand that intensification is in the broader plan but at this extreme and as precedent setting for future development in our neighbourhood this is extremely concerning. The only positive I can see is that some green space will be allocated where none exists now. Traffic and parking issues are going to be HUGE. As members of PURE FITNESS at 939 we witness massive parking issues currently. If more retail/commercial is introduced, there MUST allow for ample parking, otherwise our residential streets will overflow with illegally parked cars. As an aside, with there be commuter parking associated with the new transit?

It is just too large a project on this corner lot.... this is downtown architecture not uptown. This is an area of home and midsize buildings.

South Leaside homes get flooded basements during heavy rains. What effect would the additional population have have on this situation. Do we have storm sewers in Leaside? If the OMB approves the original plan, as part of the approval agreement the developer should be forced to: 1) upgrade Leaside services to accommodate the increase in population 2) include a primary school in the new buildings [grades 1-8]. 3) include a good-sized library in the new buildings 4)include a large community meeting space in the new buildings

This intensification is totally inappropriate. Space the number of units out along Eglinton to the east. No need all in one place. Traffic is already an issue. Infrastructure not able to handle with size of pipes and water distribution. Developers about greed. We are about community.

Leaside was initially designed as a multi-use community when it was first established. It already had a very successful mix of residential, retail, industrial, schools, parks, roads, etc. Almost all of the proposed developments are adding FAR too many residents into the overall ratio and thus literally crippling the established infrastructure designed for a smaller ratio of residents. I understand the LRT brings access, and that is great. BUT adding residents, without adding schools, better roads, more utilities etc. just throws a wonderfully designed neighbourhood into chaos and discord! We need to modify the plans for growth in the short term until the infrastructure has a chance to catch up!!!!!!

I accept that intensification along a major route such as Eglinton Ave. is a good plan. Even low rise alternatives provide considerable additional housing capacity and additional retail and business space. There are already clusters of very high buildings closer to Leslie, at Bayview and Eglinton, and closer to Yonge Street. There should be a relief from these clusters as this traffic and transit corridor moves through more residential communities. Midtown GTA, including Leaside, should not be dissected by huge towers along our main corridors. This is unattractive, adds stress to services, blocks light and views, and does not promote 'community'. I am afraid there could be a wall of tall buildings all along Eglinton eventually and developments like this could set a precedence. Better to act now. Thanks for representing our residents.

Realize intensification is inevitable yet dealing with one development at a time fails to seriously consider the impact of the multitude and enormous size of developments descending on Leaside in such a short period of time. Hopefully City Planning will step up and ensure Leaside and Toronto, respectively, remain a great community and a great City to live, work and play in for all citizens. Thank you to the LPOA for your continuing effort and dedication to preserving the character and cohesion of Leaside.

Need to include an assessment of completing the Leslie road to Bayview extension bypass of Leaside as any development plan is considered.

My biggest concerns are around the schools in the area. Given that the schools in the neighbourhood are at or over capacity already, I'm not sure where residents in this development or others planned for Leaside are going to go?

My biggest concerns are insufficient school space, devastating traffic congestion, population expansion and the loss of Leaside character. Note that the existing schools are already overcrowded and they all have portables.

We cannot stress enough our concern over the increase in traffic through the neighbourhood - especially on Southvale Avenue. The intersection of Rolph Road and Southvale Ave is a school crossing in which children are at risk daily. Children crossing here is an interruption to the through traffic that uses this as a way to cut through the city to get north. Children crossing here is an inconvenience to these drivers and they are becoming increasingly more aggressive as the traffic gets more congested. Our children deserve to be able to walk to and from school without the fear of being run down. The discussion of extending Redway to Nesbitt needs to be revisited as a solution before any more development along Laird is approved. I am not certain why that proposal that takes the through traffic away from a school zone was ever shut down. The safety of children going to and from school needs to be one of the key focuses on how we deal with traffic flow before we find ourselves faced with another lost child in our neighbourhood.

Thank you for doing such a wonderful job...I will pass this on to people I know in Leaside and ask them to pay attention to the future of Leaside.

This proposal is too large for the area. I understand that development along the LRT is inevitable but new and appropriately sized buildings need to allow for residents to be integrated into the community that already exists. There are large apartment buildings in Thorncliffe Park. Perhaps a look at what works there that helps foster community should be reviewed if the large buildings as proposed are allowed to proceed.

I have lived in the area since 1979 in an apartment on Eglinton (last one before Leslie Street) and am currently dealing with the LRT construction and the noise and trying to get around or even trying to run an errand after work can be extremely difficult with the cars on Brentcliffe. This weekend was an example where Eglinton was closed down to one lane and I sat reading the paper on Sunday to horns honking and cars turning around as traffic wasn't moving. No thought seems to go into planning so having these massive build on the southwest corner of Brentcliffe and Eglinton is downright scary. Hopefully smarter minds will prevail when deciding. DiamondCorp should definitely be rethinking this proposal.

I am totally opposed to the increase in population and the effect on the surrounding neighborhood. Especially on traffic and community services.

The size and complexity of this proposed development is totally inappropriate to this site - too big, too many units, too high, too many buildings and so on and so on

The traffic is already deteriorating. A stop should have been put at Brentcliffe on the new LRT. This is way more development than we need or want. Low and medium rise dwellings within the development guidelines would be much preferable.

What non-monetary benefit(s) does the developer believe will accrue to the Leaside community to enhance & perpetuate its' contemporary lifestyle after completion of this project?

Should the project go through, there should be appropriate development of the road around the area. Presently, the congestion at Vanderhoof and Brentcliffe is overwhelming for both drivers and pedestrian.

Traffic congestion and offences have significantly increased in the past 5-10 years. The Brentcliffe/Eglinton intersection is no longer safe for pedestrians crossing at any time of the day/night. Overflow traffic on Brentcliffe (north of Eglinton) is ridiculous. Past and current construction (24 hrs. a day, 365 days a year for the LRT) has significantly impacted our quality of life. Additional construction would make life unbearable and I am now seriously considering leaving the area I have resided in for the past 42 years as Leaside's quality of life has gone from a 10 to a 5 and still in a downward spiral) I live in the apt buildings directly at the LRT tunnel I can feel and hear the rumbling/humming every moment I am home, even while I try to sleep. The amount of dust and dirt has increased exponentially. The sound of traffic from both cars and construction vehicles is a sound that cannot be covered up by closed windows.....The dust particles being thrown into the air from the conveyor belt is bad enough.....I can't imagine how bad the air will be if another huge site is developed at 939 Eglinton E. The elementary school (Northlea) already has portables and cannot handle the students that reside in North Leaside, let alone the additional students from outside the catchment area or new construction neighbourhoods within North Leaside. Leaside was once an area where you walked to school, knew the neighbours, stopped and chatted on your evening walks. No longer. We are very quickly losing our sense of community. People from Leaside do not walk in Leaside -- we need to get in our cars and drive because it's not safe to walk or cross the intersections (Eglinton/Brentcliffe, Brentcliffe/Donlea, etc.). We don't stop and chat or get caught up because we are in cars, not on the sidewalks. All this development is taking away from Leaside as a community, not adding to it.

Laird has had significant development over the last 5-6 years. Traffic patterns in the area have changed as a result and lead to decreased safety on our streets for residents, cyclists and children. It has also affected the sense of community in Leaside.

With the plans to build at 939 Eglinton, my concern is that there have been no associated plans on how they plan to deal with the associated increase in volume. As it stands today during rush hour, crossing at Brentcliffe and Vanderhoof is taking your life into your hands every time you walk across the street in the intersection (when you have the right of way). I don't think anything should be built until the city can say they can support the extra demands on the roads in the surrounding areas.

I know progress is key to maintaining quality of life but let's not rush to turn Eglinton Ave. into a condo corridor which is soulless. The beauty of Leaside is its residents who believe in a sense of community and who support local business and others.

Laird and the surrounding streets are already choked with cars; how can we possibly incorporate so many more residents? I am less concerned by creating office space, especially mid-rise towers. High rise residential towers are not appropriate for the surrounding community.

Old Quebec, Venice, Madrid, Perth Ontario, Salzburg or name any beautiful city on earth do NOT feature high-rise buildings. We should promote 4 story buildings that look good for our city - not glass high-rise monstrosities like the ones proposed by DiamondCorp.

This will completely change the face of Leaside and the community in a very negative way. This is a lovely family community and not an appropriate location for 4 high rise towers. The congestion in the area is already very bad and concerning. I live in North Leaside around the corner from this proposed development and am concerned that these towers will affect the sunlight I now enjoy in my backyard. In addition, these towers will be unsightly and negatively impact the loveliness of this historical neighbourhood. Traffic congestion, over population, strain on the schools and stress on the infrastructure which is old at best will be devastating to Leaside. I strongly oppose this development. This is a travesty and should not be allowed.

Buildings are too large for our community. No consideration on traffic given increase in density in our neighborhood already with scenic buildings, Walmart coming in and current LRT construction. Above highlights my other concerns.

By the time the project is completed, and am absolutely sure it will be regardless of local public opinion, my children will be out of our local public schools, however, unless new schools are designed and built as part of this continued expansion then our existing schools in Leaside and surrounding areas will continue to be ignored and be above capacity. Leaside's crumbling TDSB infrastructure cannot support such new and aggressive expansion without support and a working growth strategy for its schools. Do not continue to ignore this pressing issue for Leaside families.

I know I'm not an expert on planning. It would be great if they did the study and followed whatever the study recommends! I didn't see any mention of biking infrastructure/support, that is also a consideration for me.

This proposal is serious concern and poses a long term threat to the way of life and safety in Leaside

Quite apart from the monstrous height and density issues in this proposal, the absence of discussion of critical sustainability questions in the background studies leads me to question the developer's understanding of, and commitment to, green and lean building design, systems and processes. All new building in Leaside should be held to LEED standards. What level of LEED certification is the developer proposing for 939 Eglinton? What type and proportion of green building materials and sustainably-sourced resources will be employed? Where is the commitment to zero-waste in construction and in future building operations? (a "combined garbage and recycling room" as the developer proposes, is a laughable answer.) What mix of renewable energy will be deployed? e.g., geothermal, solar, wind...? How will energy efficiency targets be achieved? (NB: No info has been provided in the Green Standard Checklist) What future building emissions are anticipated and how will these be mitigated? What water conservation processes will be put in place? e.g., grey water recovery, heat recovery from water pipes...? And, finally, the proposal is too car-heavy for this traffic-challenged neighbourhood - Where is the bicycle network for the site (apart from bicycle parking spots), and how is it integrated into the bicycle network along the LRT line? The lack of vision on these issues is astounding in a 21st-century development proposal. No further consideration should be given to this proposal until the Laird Focus Area study has been undertaken.

Toronto is recognized globally as a very livable city and what makes it so is in part our neighbourhoods. When a development destroys that neighbourhood with extreme high density properties not in keeping with the feel of the neighbourhood, while taxing the facilities and infrastructure that collectively make the community work - that allow people to come together and thrive - then that development should not be built. Not just for the sake of Leaside, but for the City of Toronto, one of the most livable cities in the world, these proposed developments should be rejected. On major thoroughfares like Eglinton and Laird, buildings that fit in architecturally, fit into the community and are low- to mid-rise seem appropriate.

This massive project will forever change Leaside in ways that are almost unpredictable. Adding 1500 units to the area is one go will massively skew the composition of our neighborhood in an unpredictable way. The pressure on all local facilities of schools, libraries, public spaces will probably reach a breaking point. Above all, congestion and security risks represent another major concern. Such a project is threatening our way of life and the lives of our children. We beg you to stop it!

I think the current proposal is too tall and too dense - but I think the site is appropriate for a modest high rise with a mix of mid and low rise buildings. And I'd like to see the development contain a mix of 15-35 per cent social housing in the form of co-op and/or rent geared to income.

Traffic congestion in area is now at/above acceptable limits due to vehicles cutting through residential roads in order to take short cuts to destinations. The proposed additions will create a total chaotic and horrendous traffic condition which has yet to be resolved under exiting conditions. The whole residential and business traffic problem in the area is totally unacceptable at the present time so how can additional density expect to cope with the added prospects.

Not happy. This will be a disaster for the longstanding community of Leaside. I've lived here over 20 years and have raised my children here. Not happy.

Fundamentally, intensification is needed and appropriate for this site. It's on rapid transit, and this is how we add downtown housing in order to avoid costly and environmentally destructive urban sprawl on the edge of the city. My biggest concern is the entrance and exit of condo owner vehicles exiting property and turning north onto Brentcliffe in the mornings, which seems to lead to congestion on Brentcliffe for those going north. To some extent, similarly for those going south on Brentcliffe. What route do those cars take if they're heading downtown? On Vanderhoof, then south and onto McRae, then somehow left onto Southvale or emptying onto Bayview southbound. Likely need a traffic light at Laird and Vanderhoof with advance green for westbound. Furthermore, all the bike parking spaces are great, but there are no bike lanes on any nearby streets except perhaps the finished Eglinton. Biking through Leaside is already treacherous (remember the young girl killed!) since the streets are only two lanes, and the sidewalks tend to be full of children and parents / caregivers heading to school. I don't know enough to comment on the utilities part of it. I hope the skin and finishes of the building will rival the quality of the Diamond & Schmidt condo building that's now nearly finished construction on the north side of Balliol between Yonge & Pailton. As high-res condo's go, it's pretty good. With Page & Steele / IBI, I'm not hopeful. Hope that this feedback is useful!

Way too big. No more space to create roads. Already terrified with kids walking due to increase of traffic and associated poor driving due to frustration... Understandable with subway comes greater population... However over-doing it seems more like greedy tax-grab then building a better city and community.

Traffic on Laird and on Brentcliffe is already bad. After Costco opens, it will get worse. There will be a big impact on traffic congestion if this development is too large.

The proposed development will enhance existing sight with potential to attract employers to the community. The proximity to the subway is important in terms of encouraging modal shift from vehicles to transit. The current site including those in the Laird-Eglinton Corridor study (bordered by Laird, Vanderhoof and Brentcliffe) are poorly designed retail spaces with excessive parking. Poor use of land. What is needed is higher intensification; one that provides a mix use including retail, recreation and employment to the area.

There are zoning bylaws in place as part of Eglinton Connects and the LRT. These zone bylaws should be followed. Instead this developer has just ignored the Zone Bylaws in the hopes that OMB will approve anyway.

Definitely too many extra people for an already very congested area

The size of the project is outrageous. It is not even a realistic starting point for negotiations. Traffic in this area is bad enough already, this will only make it worse. If people want to live in such a structure they can go to Liberty Village.

Leaside was built as a neighbourhood and has a strong sense of community which is why people want to live here. That sense of community was not developed by people in high rises; it was developed on the ground with neighbours talking over their fences and supporting each other. The exact reason why people are drawn to Leaside will be lost. The developers do not care about the community; they care about profit. Whether mid, low or high, all of the neighbourhoods adjacent will be negatively impacted because the balconies on these buildings will overlook backyards where we have enjoyed privacy. Even considering low rise buildings will negatively impact on neighbours and while the new builds will be expensive to buy, there will be a corresponding negative impact on the price of houses in the neighbourhood. Who wants to be situated behind or beside a tall building and have 1000's of people staring at you from above on their balconies as you enjoy time with your kids in the backyard. The people in the neighbourhood did not choose to live beside mid, low or high rise buildings. However, it appears as those the tax payers who have built and supported Leaside and Toronto have no or little say in this matter. The massive development along Eglinton starting at Sunnybrook Plaza and moving to the Brentcliffe site is fundamentally wrong for the neighbourhood. Why don't the developers focus on redeveloping some of the existing high rises on Eglinton which have had long life spans and could stand to be refurbished. There are enough of those without further negative repercussions as a result of a density proposition which is 7 times in excess of what is permitted under the current zoning by-law. Accordingly, it does not make sense that this development and all of the developments proposed for Eglinton are even under consideration by the City.

I believe Leaside is in need of new developments. New developments could address the desire of seniors to downsize but remain in the neighbourhood, allow new families to join the community and ensure that Leaside maintains its character of a mixed area (residential, industrial, commercial). However, the proposed development is in my opinion being suggested mainly as a negotiation tool: the developers have proposed the most exaggerated project to see what they get back and I think this needs to be kept in mind when drafting a reply to the developers and the city. In terms of what a reasonable project should look like, I believe the survey has addressed the main concerns. I would add that not only the overall number of total residential units should be kept down to a manageable figure due to traffic, utilities and school constraints, but also that the suggested unit sizes are of a good mix i.e. it should include a large proportion of dwellings that can house families (1500 sq. ft. and larger, 2 or 3 bedrooms or more). This would ensure that the residential units added would conform to the character of the neighbourhood (lots of families). A large proportion of smaller units would attract younger students and professionals which is a completely different demographics to the current one. Perhaps requiring educational / day care facilities to be added to the project would also be a positive.

It is planned wholly in the interest of the developer without sufficient thought to the impact of such an intensive development in this area where schools are bursting at the seam, getting around is a definite challenge. What thought has been given to available municipal services?

The development is too large for this family neighbourhood and the traffic congestion is already stressed to the max therefore cannot handle this size of development. Should be a low to mid rise mixed use with park space and some retail and/or office.

Question #4 did not allow for a response of "all low rise buildings".

Leaside local streets are already so congested and being used heavily by folks who don't even live in the area as through streets, ex McRae drive. This development would only exacerbate that problem. It is also inconsistent with the areas character. If development must happen let it be low rise units such as those built on Avenue Road. We are very opposed to such massive high rise development. Jon Burnside, please fight hard for Leaside's interests in this regard.

Change is ongoing, however low and medium buildings are more desirable as Leaside is not known for high rises. It is a family community.

Laird is too narrow a street to support this amount of development.

Will the developer build in the facility for a daycare centre? If so, for how many children?

This proposed development is absolute overkill relative to the land space available; the surrounding residential community; and the locally available services & facilities. It clearly represents developer greed of the highest order! It should be and must be significantly scaled back in keeping with the essence of the Leaside area as a community, vs. a city. It is also critical for planning authorities to avoid creating the seeds of another corridor that will otherwise quickly start resembling the canyons of Yonge St. north of Sheppard Ave. Please do not approve this application in any manner that remotely allows its existing configuration & density!!!

While I understand there is a need for change and that development within the neighbourhood is necessary, this all comes down to greed on the developer's behalf. There is absolutely NO need for a development of this scale in Leaside. It does not in any way, shape or form fit within the Leaside character nor is there any need - or space - within the community for this many units. Our resources are already strained. The traffic within the neighbourhood is already ridiculous - and dangerous. Our ice rinks, swimming pools and schools are full. And I am extremely doubtful that these units will be occupied by single people or childless couples. While I can understand that the developer wants to capitalize on the LRT there are two major issues to consider - 1. Why the need for so many parking spaces if the LRT is the reasoning behind the development and 2. The LRT is not being built to bring people from Bayview and Eglinton over to Yonge and Eglinton. In reality - it is walking distance. The whole point of the LRT is to bring people from the outer edges of the city into the major hub. This development is wrong on so many levels and there are no words to describe the level of anger or frustration I feel. We chose Leaside 11 years ago because it felt like a small, close-knit community within a very large city. I love our neighbours, our shops, our green space, our schools. This development is threatening to ruin everything that Leaside has to offer to families. It does NOT need to be this large - the developer is simply immoral and greedy.

The nature and size of development seems to be more along the lines of a down-town Toronto or even down-town "North York" development rather than being in line with Leaside as it currently stands. Development of Leaside should not be allowed simply for the sake of expansion. Expansion can be accommodated in a manner that is compatible with the neighbourhood if the character and quality of the neighbourhood are taken into account. One key point to pay attention to is the size and number of bedrooms that new developments will provide in the average unit. The family focused nature of Leaside would tend to dictate that larger units with 2-3 bedrooms would be more in line with existing housing (and demand) as opposed to what I am certain will be limited to bachelor, 1 and minimal 2 bedroom focused developments. Seeing the developments around the Yonge and Eglinton area, I can only assume that the Leaside neighbourhood will decline in quality as has that area. I believe that when condominium development density (and height) exceeds a certain point that community cohesion and resources can, and will, become stretched to the point where they cannot rebound and will ultimately become problematic. The character of the neighbourhood will become tarnished and desirability will decline as uncontrolled urbanization takes place.

The entire area will be gridlocked. There should be ten times more green space

Maybe I'm missing something here but my understanding of this massive inconvenient disruption of putting in the Crosstown was to "ease" the already existing congestion on the roads and transit system along Eglinton Avenue... so adding congestion of this magnitude makes no sense to me at all. And the City and Province's policy of having to "intensify" along a transit route is bunk! Or the bill of goods they sold us for the reasoning behind putting in the Crosstown in the first place is bunk! Whichever makes no difference. Many untruths are at play here. Big surprise! If these developments go forward, traffic will be worse, the transit system will be as unpleasant as the one we have now and nothing will have been accomplished except to erode life in Leaside.

Traffic is my main concern; however, you have brought to my attention other areas of concern as listed above. Traffic is a major issue currently and there does not seem to be any plans to redirect traffic around the Leaside neighbourhood.

Too big Too high Too much traffic Loss of sense of community Congestion

I am very concerned about traffic congestion on neighbourhood streets and also the increase strain on utility supplies especially our sewer systems which are barely keeping up to the present population. Our schools and day care facilities are not capable of a huge new demand on them.

Traffic congestion is already of concern to residents in my area (35 Brian Peck Crescent), especially during traffic hours. Increasing the number of dwelling units by over 22% will hugely affect traffic flow. If construction is set to happen at the same to LRT building timeline, residents will suffer greatly in the aspect of traffic. High rise building development in the area will disturb the serene rhythm of the area, affect small local businesses.

Developers tend to not follow through with exactly what they were proposing - i.e. finish the product exactly as it should be. Parks and trees make neighborhoods provide a community feel - please ensure trees and public green space are part of the project. I have no concerns really with intensification as long as other issues are dealt with such as school capacity, infrastructure, retail etc. dealing with increased population.

I am concerned about traffic travelling from this location up Brentcliffe and throughout North Leaside to get to Bayview.

An all LOW rise with 300 residential units with premium amenities would be representative of Leaside

This development proposal is excessive and not appropriate for the neighbourhood. Our neighbourhood streets already have too many cars driving/parked, putting our safety at risk. Brentcliffe Avenue (South and North) are backed-up for blocks during most of the day. The intersection at Brentcliffe and Eglinton is dangerous for motorists and pedestrians alike and I can only imagine the increased safety risk of the traffic generated from these buildings. Community resources (arena, library, schools, rec. centre) are already at full capacity. A possible compromise to reduce the shadow on homeowners, and reduce Eglinton's intensification, would be to reverse the plan, moving the park and smaller business building North (to front on Eglinton), and move the high rises to the South end of the property. That said, I believe the "high" rises should be limited to "mid" rises as the community does not have the capacity for all these new residents. I don't know anything about the impact on utilities, but I believe the utilities in Leaside are old and would not have the capacity to support this development.

The scale of this proposal is completely out of character with the surrounding community in terms of height, massing, density, open space and circulation both pedestrian and vehicular. If it is allowed to proceed as proposed it will establish a very regrettable precedent..

The Laird Focus Area Study needs to be completed before any new developments are approved.

I am, subject to some concerns, in favour of this project. Despite potential concerns (there always are) with a project of this magnitude, there is a very positive outlook for the Leaside neighbourhood in particular, and the city in general. The major positive effect will be on the tax base. Properly managed, this will be a very beneficial development for Leaside..

There is a subway along Yonge St and most of it is not high rise. The neighbourhood of residential houses is mostly in tact except for Yonge and Eglinton when that proposal was railroaded though against the objections of the local residents. The area north of the 401 is a jungle - looks like suburbia gone wild. We don't need to duplicate the bad along Yonge St.

Population density is one of my major concerns, along with a massive increase in traffic creating congestion and safety issues. In addition, the negative impact on the community feel and the loss of its identity.

I think that the proposal of 4 tall buildings is a mistake, however 2 high-rise buildings of 34 or more stories will be very adequate for the site. A study of the traffic during rush hour must be done very seriously. Brentcliffe Rd. should be enlarged with 1 or 2 more lanes (one on each side). The architecture of these buildings considered should be more modern and more appealing! Giving Leaside a symbolic Icon.

Thank you for the opportunity to make my opinions known.

I really think it should be a smaller building and as well not all for sale for investors.

I am extremely concerned over the increased commercial developments in what I believed to be a quiet community to raise my young family. Since moving into the Leaside community 5 years ago, we have experienced a tremendous amount of change within the community in terms of development and the impact on safety and quality of life for families in the neighbourhood. This is not the community I moved into to.

These intensive developments are really changing the character of the neighborhood.

This development is utterly inappropriate to the location in every way possible. Too dense, too tall, no respect for Leaside character, not located in an area identified as suitable for "tall buildings" (as identified by the Official Plan and Ontario planning guidelines), will shadow the surrounding neighbourhood, overburden the roads (which are already gridlocked), the school system and damage neighbourhood cohesiveness. The irony is that if built as proposed, this development will seriously erode the very desirability of the neighbourhood that presumably led the developer to purchase this property in the first place. DiamondCorp have been told repeatedly and loudly that their proposal is not welcome here and over the past two years have shown a callous disregard for anything other than the bottom line by INCREASING the height of the proposed buildings between the first concepts and the submission to the city. They don't respect the residents or the Official Plan and need to be told "no" - by the City, and by the OMB if that is where this ends up. There is a real opportunity to build a wonderful mid-rise neighbourhood here (and on the RioCan property to the east) - let's not let it slip through our fingers.

Most idiotic and unreasonable proposal to increase population in such a small area without solution for traffic congestion, schools' capacity and other infrastructure.

This is a sample of pushing the limits on existing legislation/zoning and crafting new legislation so developers will have their way. The city declared that mid-rise buildings will be allowed on Eglinton, but conveniently left a back door opened talking about these so called Focus areas where, as we witness on 939 Eglinton Ave E, anything goes. Once one such project succeeds, it will be used as precedent on other areas on Eglinton. We should oppose this development, but unfortunately I don't think we have any chance to succeed - even if we somehow manage to get the city on our side, the developer will simply go to OMB where 99% of cases are decided in favor of developers.

The height of these buildings does not go in accordance with the overall Leaside landscape; approving this building height will set an awful precedence to the area. Having more than 1500 residential units + any retail / office space will bring lots of burden on traffic (It is already painful to cross from Eglinton to Brentcliffe; or use Vanderhoof and cross Brentcliffe to take Eglinton. and no, this is not since the LRT construction started.); perhaps issues with utilities, not to mention schools and daycares. even safety of our children as speeding seems to be a constant on the street I live after the 2 (and now 3) condominiums were built. The area doesn't have enough playgrounds (you have to walk all the way up to McRae), community centers or even pharmacies. Build places for people to enjoy instead. and if a building has to be in place then it should definitely respect the overall landscape that Leaside offers, which is low / mid-size buildings or townhomes. not to mention a study should be performed to ensure there is enough local utilities to not disturb water, hydro, gas services people already enjoy. and since the impact is so big, how is the daycare / school system going to be addressed by the city? all this has to be considered before any mayor construction is even requested, because people who actually live in the city are the ones who suffer the consequences of bad (or lack of?) planning. we already have winter which means lack of sun... why building this massive structures that brings more shadows to our lives? not into taking vitamin D thanks

No comments related to 939 Eglinton, but more about free parking at Laird big box stores vs paid street parking. What's being done to keep Leaside/Bayview viable?

This building is completely out of character for the low rise/single family dwellings that make up Leaside

The current congestion makes it extremely difficult to navigate and exit our community now. I cannot even imagine the impact should this development, at the proposed scale, be approved. It is completely asinine!

We will need turning lanes for both Left and right turns from Brentcliffe to Eglinton. This should be marked with signs overhead. The painted arrows on the ground are not visible when cars are overtop.

The number one issue we have in Leaside is traffic management. It's already a huge, huge problem and any further developments like these will make it even worse. No one seems to know how to deal with this issue currently nor in the context of future developments.

I think this proposal is outrageous and completely inappropriate for a predominantly low-density neighborhood like Leaside. While redevelopment is a natural part of community renewal, what is proposed for this site and the precedent it sets for other large plots on the periphery of Leaside including Sunnybrook Plaza, the Canadian Tire property and other locations along Laird is beyond alarming. There is simply no justification for adding buildings above ~5-7 stories to this neighborhood other than to generate profit for the developer and fees and land transfer taxes for the city. There are no benefits - only costs to the current residents of Leaside whose investment in our homes and in our community is, ironically, what makes this plot of land and others like it so valuable.

That intersection (at Brentcliffe and Eglinton) is already a nightmare as is Brentcliffe to the Home Depot intersection! This would cause immeasurable congestion in this area!

I am very concerned about safety and traffic intensification. we have too much traffic already try the intersection at Brentcliffe and Eglinton at rush hour, morning or afternoon, it's terrible.

Not appropriate for Leaside.

Not appropriate for Leaside community.

The goal is to develop healthy communities where people can work close to the home as Leaside was originally designed to do. Low to mid-rise buildings with retail and office space work towards meeting this goal. Toronto will be a city people will want to live in if there are well designed communities along public transit corridors. If the healthy communities are not maintained along the transit corridors, people will once again move to the suburbs which defeats the purpose of making an efficient safe healthy community. The extreme density, the lack of infrastructure to support this proposal, and lack of places to work nearby, are not conducive to developing a safe healthy community. Developments like the one on Kilgour, south of Sunnybrook Hospital, or other the developments around Sunnybrook Hospital and CNIB are more conducive to developing a safe community.

It is far too large for the space. Very sad situation

I am all for development but not when it over impact the environmental issues of density and congestion. A building with 6-9 stories are more appropriate for this corner development. The city grants the developer with approval for high than 9 and thereafter every corner goes higher. We don't want our neighbourhood to look like Yonge & Eglinton.

I am open to development, but prefer to have development which is appropriate for the community and culture.

I have grown up in Leaside my entire life and I am lucky to still call it home. While I do believe that growth and with that density is inevitable and that change is not always a bad thing. The overall height of these buildings in its current form is concerning. I am okay with developments over 11 storeys but I feel there is a ceiling to my comfort level.

I think it's great and just what the area needs

The infrastructure doesn't support the current population and traffic needs let alone increase traffic through the area.

I am extremely concerned that the proposal is yet another profit-generation effort for big corporation and the government, while disregarding the quality of life of area residents. In particular, the increase in traffic will cause an increase in air pollution, and also have an impact to the landscape and scenery currently enjoyed by residents. The public transportation system may not yet be ready to handle such a big influx of newcomers. The LRT project is not yet completed so any perceived benefit at this point is artificial and without basis. Quoting the survey "the density proposed for the site is over 7 times permitted by the current zoning by-law". Is the intent to sacrifice residents' health and well-being for profit? This project will also threaten the area's current housing prices as supply multiplies. If there is anything I can do, please keep me posted!

Development is fine in the area and to be expected with the LRT opening in a few years. But high rise buildings, especially 19-, 24-, 31- & 34-storey buildings are way too much. Traffic in the area is already too congested, and adding that many people will make it worse, even with the LRT. Schools in the area are already over capacity - where will the children who live there go to school? I know that intensification is required by the city, and I support that. But anything over 11-storeys is totally inappropriate, especially for Laird & Eglinton. That is not a major intersection, and the area roads and infrastructure cannot support that kind of density.

Traffic cutting through Leaside streets is creating unsafe conditions for Leaside residents. Speeding traffic during rush hours is becoming a major issue. I fear that Leaside is losing its appeal as a safe residential area thus losing its appeal as a desirable place for families.

The means to halt 939 and the other threats to the Leaside community are at the Provincial level; the municipal and OMB levels are a dead-end, well stacked against the taxpayers. It should be clearly (and, if you wish, diplomatically) expressed to Kathleen Wynne that Leasiders expect her to use the immense influence of the office of the Premier to halt 939. Probably there is no time for legislation but expressions of grave concern from her office or in answer to questions in the Legislative Assembly or other means of informally but sternly alerting politicians and political appointees to her concern for the outrage felt by her constituents at this outrageous 939 proposal could be very effective. Also it should be clearly (and, if you wish, diplomatically) expressed to Kathleen Wynne that, if she should fail in this, her electoral chances among Leaside voters will be bleak. Should she succeed, then Leaside will express its thanks at the next election.

Toronto needs more affordable housing. Young families cannot afford to buy homes in Leaside anymore. With the lack of space in the city, condos are the only option to buy into Leaside. Hanging onto what was is not progressive approach. Building new and affordable housing in a creative way is the only approach to keeping this area, and Toronto growing in a positive direction.

There has recently been a lot of new construction of retail space and larger buildings. Traffic congestion is a MAJOR concern. Green open spaces and community centres need to be enhanced. Leaside is a family neighbourhood and more facilities for sports, recreation and community would need to be enhanced to incorporate the large influx of people. Where are the swimming pools, tennis courts, outdoor play areas for children? As it stands, there is currently a shortage of outdoor areas for kids and this plan will increase the number of kids in the area - kids play on school grounds and in Trace Manes park.

I am shocked to read that this proposal would increase dwelling units by 22%. That is enormous for our type of neighbourhood and I believe it will have a huge negative impact on our community. I am in favour of reasonable residential development for Leaside as well as the proposed retail space (as long as there is customer parking included in those parking spaces). However, I think the development needs to be scaled down in height, there should be more setback from the streets and more green space. The proposed green park looks far too small to accommodate thousands of residents and office workers. Even with the LRT, will there really be that much demand for office space in Leaside? Traffic is a huge concern for everyone, especially if you consider the 1600 plus cars that will be parking there. Quite frightening really. Thank you to the LPOA and Jon Burnside (and Leaside Life) for all your efforts in this matter.

Traffic on Brentcliffe is already over-capacity. I wonder if the parking spaces include parking for retail customers. I'm particularly concerned about who bears the cost of additional infrastructure support e.g. utilities and schools.

Leaside is known as a charming neighbourhood. Clustered tall big buildings do not add any charm; the drawing of this massive development is cold and imposing truly strips away the lovely friendly family character that Leaside has been proud to be known for.

These developments may attract some, or a lot of "unwanted people", that don't fit the current majority of ethnic demographics that make up Leaside. Yes, this is a harsh statement, but this is how I feel, and I don't mind saying it.

The traffic on McRae is bad enough already without this addition.

The pleasant residential neighborhood of Leaside is slowly being developed into an inner city favela.

There needs to be additional development of services, roads connections to DVP etc.

I realize that there has to be some development, but these proposals give no regard to the existing community and how, it will be affected. It shows no regard for keeping some of the quality of, life that I would think we would be aiming for throughout the city of Toronto.

Our biggest concern is that studies seem to be done on each development as a stand-alone. Where is the cumulative study on; RioCan at Bayview and Eglinton, plus the Upper House at Millwood and Laird, plus the other proposed developments on Laird and this one at 939 Eglinton? We can't imagine being able to move the volume of cars along Eglinton between Laird and Leslie. Perhaps it's time to allow the south extension of Leslie, and to connect Redway Dr. to the Bayview Extension?? (I'm sure that someone has asked Councillor Mary Fragedakis?) We need more escape routes. Good luck!

All of my main concerns revolve around traffic. The area immediately surrounding this development has horrific traffic issues today. This development will make those problems exponentially worse unless serious changes are made to the roads and traffic flow in the surrounding area. As illustrated, this development will cause the existing roads to become impassable.

One of the main reasons I live in Leaside is because it is a small family oriented community of houses and low-rise condominiums. The proposal for 939 Eglinton Ave E. would be completely out of place with the existing community. The proposed increase of population, business, and parking is much too large to be accommodated into the Leaside community and will have huge negative impacts.

My biggest concerns are traffic and aesthetics.

The density/height should at the very least be pushed back from Eglinton so as not to overlook the properties just north of Eglinton. This will eliminate privacy, cast large shadows, eliminate views, etc.

This is yet another development that is too large for Leaside.

Not a fan of this potential development. Things are already too congested as it is. Will only get worse with this building.

Should not happen.....too much congestion would result

In a major city (Toronto) along a major roadway (Eglinton) on a major transportation line it is only expected that the density would increase along the main roadway (Eglinton). Although I hold on dearly to the Leaside way of life, it is a changing world in a growing city with the next generation determining the life style (condo's) in the city which are affordable and convenient for travelling and work. What was planned for 50 years ago was great but times have changed. Exclusion based on affordability and reluctance to change on the part of those that will not be here in 50 years or maybe even 10 should not hold back progress of a major city. Yonge street once had homes on it but they no longer exist nor should they. Failing to keep up with change can and will set one back from being part of a successful future for the next generation.

Ridiculous. The traffic congestion is already awful and many more cars are cutting through the side streets. The schools and many other facilities are already at capacity. The new stores on Overlea and Laird, yet to be built, will also draw many more cars to the area. The existing streets, Laird in particular is not wide enough to handle the current capacity, let alone what is planned.

The project as proposed shows a complete disregard for the nature of the area in which it would be located. Shows no recognition whatsoever of the negative externalities it will impose on the lives of the people presently living in and around the neighbourhood - the residents absorb those costs (which are easily as real as the dollars and cents ones) while the developers claim the benefits. It is a classic rip off. It should not be allowed to destroy access to sunlight and an uncorrupted view of the sky for those people living north, east and west of the location, and it should not be allowed to increase the complexity of traffic and other demands on the space that would flow automatically from its construction. Make it fit the environment and tolerance would likely flow - perhaps with some griping still, but a form of acceptance nonetheless.

The on-going construction of the LRT has caused a traffic nightmare in our neighbourhood. If this huge development goes ahead as planned with another 1500 residential units plus office and retail space, Leaside traffic is likely to reach gridlock. In the past developers have assured us that with the new LRT, traffic should ease in our neighbourhood, but given that this development includes 1600+ parking spots, the developers are obviously anticipating many people will drive to this development. The size and height of this development is completely out of line with the current neighbourhood and is likely to jeopardize the Leaside community as we know it. My other concerns are that current schools in the neighbourhood are at capacity. Leaside is very badly served in terms of community centres, swimming pools etc. and adding another 2,000 or more residents will only worsen the situation. This developer is not adding anything to our community except one small park which will be over-run by all the new residents.

The proposed development will destroy the neighborhood.

We have lived in Leaside for 40yr. We just don't have the infrastructure within our community to allow for such massive development. We don't have the schools, utilities, roads to allow such expansion. This plan should have been planned for years ago, and the needed infrastructure should have been built, instead, we are going to have to suffer the consequences of having old pipes, utilities, roads. The cost of repairs and replacing old infrastructure will be astronomical, and we know the city can't afford it.

This over intensification sets a precedent for other huge developments

I would like to note that traffic congestion is a major concern and impacting the quality of life for me and as noted by many of my neighbours. Cars, trucks, buses are cutting through the neighbourhood creating congestion, travelling at high speed and treating stop signs as if they are optional; that also can be said of current residents as bad behaviour seems to breed bad behaviour. The road infrastructure cannot support the amount of traffic today and it will only become increasingly worse with these new large developments that are being proposed. The character that makes Leaside a very special neighbourhood and highly sought after will be eroded all for the sake of money. I understand that development is necessary but would like to see it match the quiet nature of Leaside with low rise development. I love this neighbourhood but it saddens me to see the direction that it is headed towards big-box stores opening up everywhere. That is not the reason I chose to buy a house in Leaside but rather the opposite.

Question #5 could have been better worded as it was hard to get an answer. It was a yes or no question but with many answers. I hope I answered it right.

Intensification may make sense along stretches of some major roads where there are no attached residential neighbourhoods such as Bloor between Yonge and Avenue road, but not in Leaside. All such a proposal does is contribute to destroying the character of this wonderful area. Furthermore, we don't need any more of our children killed because of the increased volume of traffic on our neighbourhood streets as currently, traffic signs and rules are not being obeyed.

I am deeply concerned that erecting buildings of this size and magnitude changes the look of the neighborhood. It will have a huge impact on the community.

I am VERY surprised that a project of this size would even be considered by the city. It shows that the city planners have no clue what is the right thing to do. If this project does go ahead, as proposed, it will be a nightmare to live in Leaside, with the LRT coming, and no place to expand on roads and the traffic will be horrendous. This is a family oriented community. Leaside is not the place for such a big project. The city should only allow a small shopping village, two story to be built. I will not be surprised if this project gets approved and goes ahead. We have lots of corrupt people in the city.

The density proposal for this site is over 7 times what is permitted by the current zoning by-law. These by-laws exist for a reason. I don't understand why proposals for development sites are even accepted if they do not conform to the by-laws. Developers don't care about community or traffic congestion. Their primary focus is on how much money they can make and, obviously, they will make a lot more money will huge development projects than much smaller ones. Any architect will tell you that. The proposed buildings on this site will increase traffic, pollution and congestion substantially at a time when traffic congestion along Eglinton, Brentcliffe and Laird is already bad. Most of the time during rush hour or on weekends, I am unable to get out of my driveway onto McRae. I am at the mercy of some kind soul who may or may not let me in. It will just get much worse if more large development takes place. Our streets in Leaside were not designed to handle this amount of traffic and I doubt that our sewer and other operational services were put in place to effectively handle with amount of volume. Also, there is already other significant development going on in Leaside which will impact noise, pollution, traffic and overall congestion. There is a possibility that a Walmart will be built at the Smart Centre and a Costco is scheduled for Thorncliffe Park. These alone with hugely affect the traffic, noise and congestion of the Leaside neighbourhood. New retail offerings will continue to hurt established retail stores on Bayview Avenue which is already a huge problem for the community. Parking is always a major concern. There is never enough for the amount of cars who use the shopping facilities or use offices. It is important to take quality of life into consideration when developing communities and what is realistic for the size and operational capability of the community. I am not against progression, but it has to be realistic. There is never enough green space included in development plans. Leaside is a residential neighbourhood and we don't want to live in a concrete jungle. Huge development plans affect the environment and this is not a good thing. This proposal for 939 Eglinton Avenue East should not be allowed to go ahead as planned. I believe it is detrimental to the neighbourhood and the Leaside community at large. We cannot be at the mercy of large developers whose only wish to make as much money as they possibly can while not taking into consideration on the impact of their proposals.

1) I believe the frontage on Eglinton should be circa 10 stories max (mid-rise). I am OK with high-rise to the south. 2) ALL street level frontages should have pedestrian oriented uses and designs that make the street level pedestrian friendly.

Our Chief City Planner, Jennifer Keesmaat, "sold us" the vision of an Eglinton corridor being flanked by mid-rise buildings (especially in the Leaside neighbourhood) with a lovely bicycle path, nice trees and street level shops. To date, all I see is the building of or proposals for tall buildings (which, according to her plan, are to be predominantly located downtown) all along Eglinton from Yonge street going east. I think the lack of clarity of the Official Plan and the application process which stacks the deck in favour of wealthy developers via the OMB make it such that her vision is far from being implemented in reality. Had I known this is the direction Leaside was taking when we bought our house in 2013 (a dream that I had had for the past 20 years) after returning from living abroad, I would have chosen another part of the city. At this rate, this area will lose all its charm and character which is what attracted us to it in the first place.

Although on the new LRT line, I believe it is imperative that the development supports all of its own parking requirements. There do not seem to be enough even for the residents let alone the office and retail needs. Community street safety for our children and traffic congestion are my highest priorities

I'm not opposed to development - it's going to happen, like it or not! This is a busy city. However, the heights and density proposed are crazy. They just need to scale it back. I'm fine with mid-rise. Retail and office are good for the community. I can't get to Bayview because traffic and parking are ridiculous, I'm not opposed to something closer and walkable, that's a good thing! Attention needs to be paid to ingress/egress to the development - something that was not done with the Home Sense/Marshall's plaza (which is a bloody disaster and nothing can be done!!). Pedestrian safety needs to be a major focus at Eglinton & Brentcliffe...not that the developer cares, but someone needs to.

Just stop. Money hungry people, corporations and corrupt politicians will kill this neighbourhood.

Very concerned that the cumulative effect of the intensification of the Laird corridor is having a very negative impact on the Leaside area. There is no traffic route north except for Leslie and Bayview-that means the traffic infiltrates north Leaside. There is no route east except Eglinton as Overlea ends at Don Mills due to the ravines and no route west except Southvale/Moore and Eglinton and one notices long lines of traffic on Millwood and McRae. Schools are already at near capacity and the hydro/water/sewer infrastructure is only gradually being renewed.

Development of more intensive housing will be a predictable and appropriate consequence of the completion of the Eglinton Cross-town light rail and should be guided by the City of Toronto's Eglinton Connects Planning Study. Until the study is completed, however, the current zoning bylaws need to remain as the binding parameters for guiding development. In this case, as in others, the planning process should not be treated as simply opening for negotiating bids on development, with proposals for development that significantly exceed the current zoning bylaws. Before any decision on the proposal for this site is made, the Laird Focus Area study needs to be completed, as envisioned by the planning process. The Focus area study is apparently to be completed within a year or so and should include new guidelines for 939 Eglinton Ave E. No decisions or commitments should be made on the proposed development until the planning process and its community consultations are complete.

This building complex does not fit into the character of this community.

The traffic is my main issue. Brentcliffe to Eglinton is already extremely congested during peak periods. It's hard to imagine that this is not going to channel a lot more traffic onto local neighbourhood street (my particular concern is McRae from Laird over to Millwood. Also, the tall buildings are just WAY too tall for that area.

- The building size and number of units needs to be reduced significantly. The LRT will be overloaded if these units are built. The LRT cannot accommodate the increase. - The traffic on Eglinton will be terrible. The plan to is to create bike lanes, so the existing lanes will be reduced from 3 lanes going east to two lanes. Although the LRT will be underground from Laird going west, the traffic will be much worse due to the increase in population. - Cars will use side streets and it will cause more traffic and safety issues for the many families, young children and even pets. - The schools will become overloaded, especially the French Immersion school.

Will ruin Leaside character, advantages as neighbourhood.

Corridor to east end limited by route options. Nightmare traffic will result.

Traffic and congestion is bad enough without these megalith buildings converting a proud neighbourhood into a cement block!

High density is my biggest concern. which translates into increased traffic. If the city planning office and the developers are committed to high density development because of the introduction of the new transit system along Eglinton. Then reduce the parking availability in the proposed buildings. DiamondCorp would have us believe, that our traffic congestion will decrease as a result of their development. As their residents will be using the new transit system. I suggest that all parties standby this vision, and reduce or eliminate parking spots in each development along Eglinton. The appeal of Leaside is that it is a residential area, family friendly neighbourhood. Development is inevitable, so there no reason that the developers and the city planners can't keep new development to low to mid-rise buildings.

It would seem that the continued residential intensification associated the City's tolerance to large developments in proximity of the new Eglinton LRT, whilst on the surface sounds in keeping it with a harmonized transit/traffic strategy for the city, making allowance for as many parking spots associated with this development stands in the face of such objectives. If the City is of the opinion that the neighborhood can withstand the increase in occupant density because of available efficient transit, then the City should be more than supportive of a building design that does not offer resident parking, and only accommodates visitor and car sharing parking consistent to a transit plan. Traffic congestion in Leaside is already unacceptable due to irresponsible commercial development along Laird; the 939 Ellington development if allowed to proceed as proposed speaks to a powerless City Planning Office and makes a mockery of our City Council. Lastly it is about time that the City Planning Office and Toronto District School Board work as one to tackle development in the city, schools such as Northlea and Bessborough are at capacity now. If the City and the OMB support irresponsible development as being proposed here, then it has the duty to expropriate property in the community to allocate more space for public schools and public green/recreational space.

The architectural design is particularly horrid, too much steel and glass for a residential neighbourhood. The streetscape along a similar TTC corridor on Sheppard seems much more appealing. The high rise nature of the site is disconcerting but the appearance is most disheartening, if not to say obnoxious.

1. I am most concerned w the many high riding buildings permitted on Eglinton, all leading to Yonge St subway system, which is now not a pleasure to ride. In fact, the crowds are a disincentive to use TTC. It is not safe to use the TTC. STOP permitting building on streets leading to Yonge until TTC south to downtown is improved. 2. Buildings on Eglinton in Leaside area must take into consideration that they are part of the Leaside community, which does not mean 19, 24, 31, or 34 storeys buildings. Please be respectful of the community. I do not think developers are concerned at all w "community". In my view 4-storeys are appropriate. 3. Toronto infrastructure is fragile now. How can this increase in density be accommodated within this current state? We are positioning ourselves for disaster.

I believe that we have to look at all the developments in the neighbourhood as a whole and not just on this one project. If this is approved even close to what is proposed how can we say 'no' to similar proposals which, in my opinion, will quickly flow afterward. I am okay with development, I just feel that this is too big for the neighbourhood and that the schools which are already stressed will suffer as a result.

As a Leaside resident of 42 years I am very concerned with the extreme density of the proposed development of 939 Eglinton Ave. East. I accept that change is inevitable, especially with the Crosstown LRT transit line, but the scale of this proposal is unacceptable for this community. The massive increase in population, traffic, commercial development, and the lack of parks and open spaces are so massive it spells the end of the Leaside qualities that I have loved for so many years. A scaling down of the current plans must happen.

There is far too much congestion in Leaside. It has become a concern on how to get either into or out of the area NOW, let alone with the increase of residents. I have become a hostage in my neighbourhood and I don't like it. Restrictions and limitations were put in place to conserve the balance of our much cherished Leaside. It is the purpose of LPOA and elected members of council to preserve the character of Leaside and to say NO to changing the completion of this area.

When referring to mid-rise, I would like to see 6-8 stories as the maximum. 11 stories seems way too high

The "park" should be on the corner of Brentcliffe and Vanderhoof where it can be seen! Appearance already seems dated and not very innovative. No character to reflect Leaside. This could be any building anywhere. No effort taken to make it appealing to pedestrians. Big - Blank - Boring

Wouldn't mind better retail but not at the expense of high density developments.

Leaside is being over-developed, and this needs to stop. There are too many new developments in Leaside, including the residential building at Bayview and Eglinton, and the proposed Walmart on Laird.

The Leaside area is being over-developed. This needs to stop.

Infiltration is already at critical levels in north Leaside. Access out of neighbourhood to get to hockey and soccer activities (among other) very time consuming. Road rage from traffic cutting through on Glenvale is frequent and dangerous, and it makes it difficult getting into and out of our own driveways. It seems quite apparent that families with young children will come to the neighbourhood in large numbers yet school and park capacity already struggle with existing families.

Please save Leaside from this bull!! It's truly a nightmare. Our school is already populated! The neighbourhood is busy and does not need more traffic! We use the businesses in this complex. My gym is there. I buy my dad's needs from the medical shop down there. Service Ontario is there! Not to mention I buy my daughters boots from the shoe shop. Our hair dresser Catherine and our coffee from Tims that's open 24 hours. How can this take the place of all these businesses? I ask you to please double think this

Leaside is supposed to be a community with small houses full of families with children. This proposal is solely for the purpose of profit for the owner of this property. As is there about 500 cars travelling on my street ignoring stop signs and going way over the speed limit. Every morning on our way to Bessborough, I have to literally throw myself in the middle of each intersection to make sure my kids are safe from the cars. Bringing such development to Leaside means so many more cars, so many more people that Leaside cannot accommodate, and not enough space for our children in the school and parks. My husband and I are strongly against this proposal, Please do not let it proceed.

How can the city consider and continue to allow density higher than what has been determined appropriate and higher than what the infrastructure can accommodate? The roads are jammed; the schools are full... Where's the logic? At a minimum, developers should be on the hook for infrastructure upgrades and building new schools. Traffic should be diverted away from neighbourhoods so kids can safely walk to school. How can this even be contemplated?!

Far too tall, not enough green space, not enough parking.

Considering the height of the apartment buildings on the north side of Eglinton, the "podium" should be no taller than those buildings. The proposed podium would be massive and overwhelm the street. It may be suitable for the center of office towers but not on the edge of a residential area. The towers are far too tall and massive and the layout is without imagination. Too blocky.

This massive development is far too large for the region and will destroy the local character of Leaside. We need smarter intensification plans like London/UK, which intensifies but put limits on development height to preserve the character of the areas. Additionally, when the larger buildings are approved here, the precedent will spill over into the other areas, such as the north side of Eglinton. The result will be a terrible for the neighbourhood of Leaside. KEEP THE MASSIVE BUILDINGS DOWNTOWN!

This adds to the already growing number of other development happening. Not in favour of this development

Deeply concerning proposal that does not consider the massive and devastating impact on current Leaside residents, the broader community and the already congested and poorly planned conditions in Leaside. We are shocked that there are no existing City of Toronto and Province of Ontario laws and requirements to limit developments like this in established residential neighbourhoods. The buildings are far too tall to the point ridiculous and laughable; and the massive concentration on this teeny tiny plot of land is total nonsense. This proposal is not in the realm of reasonable or fair to current residents who will lose all privacy on their properties, exacerbate already dangerous road safety issues, increase complete gridlock in the neighbourhood. We are shocked and disappointed that the development has progressed this far, it should not have made it passed the existing City building control systems paid for through our taxes. It is disappointing to witness the lack of controls our elected officials in the City and the Province have on design and development in this city. Further - not 1 kilometre further east on Eglinton there is tons of space much more suitable for development where housing is limited and space is ample; where developments will not destroy existing and original Toronto neighbourhoods. This plan cannot proceed and our elected officials must use our tax dollars more effectively to protect our interests. Don't bother making another proposal for feedback until the profiteering developers design a plan that is reasonable, complies to all existing laws and is thoroughly vetted by capable government officials who have backbone and vision for this city.

That area does not have the infrastructure for such a massive development. Again the only people who will benefit are developers.

I recognize, as someone who lives in the Leaside community, that there will be more development as a result of the LRT. It would be preferable for the city to establish clear guidelines about the development that will be permitted, guidelines that recognize the interests and capacity of the community, that take account of the implications of the LRT and that respect the interests of the developers. As things stand however, the community is being inundated with development proposals, each of which pushes for the maximum height and maximum density and none of which take account of the interests of the community. These proposals should be considered together, so that their cumulative impact can be considered, and they should be assessed against criteria that value and respect community interests.

The traffic through and around Leaside is already very congested, especially along Brentcliffe and Wicksteed during rush hours. The proposal will probably make the traffic at Brentcliffe and Eglinton virtually impossible to handle.

We are extremely concerned with how this development will affect our community and we will join others to fight the proposal by Diamond Corp. or any other proposals of this magnitude.

939 Eglinton Ave E is obviously a great concern not only for that specific site, but for the future of Leaside in general. I'm all for progress and development and I realize the development boom the LRT will bring with it, but it has to be integrated into the community that already exists. If the current proposal would add a 22% increase in dwelling units, just imagine what the redevelopment of the Canadian Tire lot at Eglinton and Laird will bring.

Re: appearance of the proposed structure, I have concluded that you can't legislate what is "attractive" so to fight on this item is a waste of energy. Better to spend your resources on getting a good mix of housing, retail and school/ recreational facilities out of the developers before they build something that destroys the livability of the neighbourhood and then bugger off to ruin another area.

This survey has made me aware of this terrible proposal. Leaside is a SMALL community. This ridiculous building proposal has not considered the people who have lived here for generations in their single dwelling homes. this threatens all of the resources this community has taken generations to build and support. Our schools are at capacity and closed unless you live within the designated school boundary. Is diamond Corp including a school for all of its new residents? I know they clearly have thought out where to put parking spaces..... Thank you Jon Burnside for this information. You care about Leaside and its residents. This survey is an excellent way to reach out to our community.

As far as the plans submitted to the OMB reveal, several high-rise projects, including the one at 939 Eglinton Ave. E, or the one at Bayview & Eglinton, cater to single tenant or very small family settings. the plans for residential development exclusively, or in large majority, consist of bachelor, 1 & 2 bedroom apartments, most of them with space allocation of less than 600 sq. feet. such development clearly caters to single professionals, or couples, with very little room to accommodate even a single child family. space for larger families (2 children or more) is nowhere to be found in any of the large planning projects. Leaside has traditionally been a family oriented neighborhood, with related businesses and services, and local schools being at the centre of life for many families. the new development threatens this set-up by fostering an anonymous community which will largely consist of people who may sleep here, but don't integrate into the community. unlike many Leaside residents, who have lived here for decades, this will be an environment where tenants frequently change, and little or no "community" will actually exist. to avoid this, I would ask the LPOA to request that every major development caters to a mix of residential needs, INCLUDING A LARGE PERCENTAGE of larger apartments/condos with at least 3 and 4 bedrooms, as are suitable for families with 2, 3, or more children. I understand that building as many bachelor and 1 bedroom condos as possible on a piece of land increases the profits of developer, as more units can be crammed into the proposed building. but the profits of developers should not be allowed to run rampant at the cost of the existing community.

Keep up the good fight

The proposal is just way too dense and large. The developer is over reaching perhaps as a negotiating tactic. We all understand that densification will take place along Eglinton BUT the project should be scaled back by half.

While I understand the desire and need to populate areas along transit routes it would seem to me this development goes far above and beyond what anyone could reasonably expect without completely transforming one of the city's prettiest and most distinct communities. The precedent that would be set by allowing this venture to go forward would forever alter and quite likely destroy the family values and small community feel this neighbourhood has been synonymous with for so many years.

Any single development that increases the current number of dwelling units by 22% is bound to have a major impact on the community. An increase of 10 to 15% of the number of dwellings is understandable with the Eglinton Crosstown but 22% will have a negative impact on the community and stress the current facilities. This is just one of the many of many proposed developments that will have an impact on this community. I am vehemently opposed to the development on scale alone.

How many more people can we cram in this area? Traffic now is terrible in Leaside and putting a skyscraper on every corner will strain services. Why must every scrap of land have a condo on it? Developers who make these proposals don't give a crap about the people who live here. Why must we bow to their every whim? No matter how many people oppose things like this it never ever makes a difference. The development always gets approved. I don't see any new schools being built. Are we expected to suffer more power outages because I don't see any new power plants being built either to accommodate the increased load every year from condo development.

Exactly how many children have to die in Leaside before building that still further increases traffic on our neighborhood streets will stop? Can we have a number?

This large proposed development would benefit the developers more than anyone. They would stand to make huge profits. Why does it have to be so large with so many residential units? This is not a good location in relation to the road system. A huge number of cars will flow through Leaside's residential streets. In my opinion, the interests, wishes and views of Leasiders take precedence over the financial interests of the real estate developers who care about only one thing - maximizing their profit. We and in many cases, our parents and grandparents have made Leaside the unique community which it is today. In many ways, it is still "a town within a city". It is a wonderful community. This development in its current proposed state would do irreparable harm to our community. Yours truly, John Budd

I am extremely concerned and very disappointed (though not really surprised) that our Premier Kathleen Wynne who seems to have no affiliation to her representative riding and obviously has no feeling for the loss of Leaside. The developers and the OMB will be running roughshod over the residents - not sure why our neighbourhood is under attack. What can we do?

I am in favour of increased density in the city of Toronto, but I have concerns that this proposed density cannot be met by existing facilities and that needed supports will not be realized efficiently or in a cost-effective manner. I also think The heights proposed are precedent-setting for this area, so very serious consideration and debate should take place, without decision barring forward.

Firstly, I believe in the development of this once industrial area to a community for people, families and businesses. This is a thriving community that just can't stay the way it once was - is not acceptable nor feasible in today's population expansion of this city. People need to live close to public transportation (LRT in this case) and within a relative short distance to downtown - this is where the jobs are and where people want to live for work, pleasure, schooling and relaxation. Parks, playgrounds and areas just to walk are critical to making this community, and this proposed development successful. There are still lot of concerns, but I am sure that the developer and the City can come to a satisfactory conclusion to ensure the development proceeds and the people in this community can see it as an amenity to their life and community.

We have trouble dealing with the traffic in the area now. The streets are unsafe for children living in the neighbourhood to walk to and from school or to play outside. Our schools are overcrowded as is. This proposal does not fit into the family oriented neighbourhood we all chose to live in.

This is already an area of traffic congestion adding more will only make matters worse.

The winter time is when light is most IMPORTANT for mental health / heating reasons. That's why I bought in North in North Leaside and paid 5% over asking right off the bat. The light study is a SHAM. It's not Sept.22 to March 20 the WINTER! THEY WON'T SHOW IT My family and I it appears will be in the dark with all future residents of my property. In the biblical middle east, now Jordan, At 631 Broadway Ave. in the town of North Lea Sodom, Canaan. now North Sodom Side in Leaside Jordan. Thanks for the permanent final resting place in the dark.

Strongly agree with this survey - the categories and questions were excellent and hope that this survey makes a difference!

The traffic along Brentcliffe barely moves at rush hour and it takes a very long time to get out on to Eglinton so this will make it impossible.

I agree and support the change in use from commercial to mix with residential units. I am even considering buying a unit. However, the proposed residential plan is too large for the area because, adding 1,500 families to the our neighborhood will strain our facilities and amenities to the max. 1) Our roads are congested already and we are stuck with it because of the bottleneck at Brentcliffe and Eglinton to the DVP (not construction related, it's just there is no other direct way to get to the DVP); 2) Because of the congestion, people are speeding on local side streets when they get a chance, causing great safety concerns (we already lost one of children and that's already way too many); 3) Schools classrooms will be larger (families will move into the neighborhood, just to gain access to our local schools) and will negatively affect the quality of education our children will receive; 4) Our property value rate of appreciation will probably decrease as the likely demand for housing in our neighborhood will be satisfied with an addition of 1,500 units to the market; 5) 20+ storey buildings are way outside of our neighbor character. Even at 10 storeys the buildings will the sticking out like sore thumb; and 6) 825 of the units are bachelor or one bedroom which I think target investors who will rent out the units, I personally think that there should be more larger units targeting families that will own and live in the units, as that is type of owners that will care about our neighborhood and invested it our community. There are many reasons the builder wants to develop the land and one of them is because our neighborhood is one of the best in the city, we must not allow greed destroy want makes our neighborhood one of the best in the city!

I realize that additional residential buildings are required with the LRT development. It is the density that I am opposed to. Moderation is key. As an example, Yonge and Eglinton has become impossible to navigate with its high density of people and traffic. Instead of promoting me to shop there more, I now avoid it. We don't want that in this area. Personal safety is also a concern. It is impossible to drop off or pick up a family member from the subway. No place to stop at all. Walking across the street at the light is hazardous with the volume of traffic and people always in a rush. Increased traffic on side streets (trying to avoid traffic on main streets) is dangerous, especially where children live. A large development here will bring similar problems.

Traffic congestion is already a major problem throughout the day. The area can't support more traffic. Along with this concern comes fissures of pedestrian safety and air pollution.

This area is already very busy. See the traffic on Laird. Costco is already going to bring even more traffic. No, we do not want to see high rise near North Leaside.

I defer to the wisdom of the official city plan. There is no point to creating a plan and then allowing exceptions that appear to benefit only the developers. The impact of such a massive development would drown us in traffic and people.

Significant increase in traffic resulting safety concerns for Leaside residents is the number one issue. It's dangerous now and this development would make it unbearable. Also, the investment in infrastructure has not kept up with the City and Provinces desire for density. The infrastructure is cannot support this development.

These buildings ARE THE FIRST OF MANY NEW DEVELOPMENTS. THEY ARE FAR TOO LARGE AND DESTROY THE CHARACTER AND FABRIC OF LEASIDE.

The traffic in Leaside has intensified to a level where it's not only difficult to get around the neighbourhood but it is also a huge safety concern. All of the cars now cut through the neighbourhood with little regard for the residents. My children have nearly been hit while walking to school when cars run stop signs.

With this many people being added to Leaside, the schools, family doctors, hospital ER and beds, tennis courts, hockey rinks etc., will all be over-stressed, as well of course our roads. The community never had any input on the LRT being put in, over \$5B being spent to bring baristas and hotel service workers from Scarborough to Yonge Street. Governments never think of the end user and what is best for them. The LRT should not be used as a public promotion for residential intensification. Communities are not built around hi-rises, they are nurtured by single family homes.

It is not just this development in isolation that is the principle concern. This is a significant project with sweeping impact to local infrastructure. This project in conjunction with the many other developments in the pipeline will be a disaster without managing and improving the infrastructure. It is already gridlock along Laird and area during peak times, McRae, Southvale, Moore, Broadway, Millwood, Randolph, Parkhurst/Soudan... etc...how will these neighborhood streets be protected from a 20-40% increase in population? I'm not opposed to progress and development, we just ask the city to be smart about it and find ways to manage traffic flows, protect the neighbourhoods from cut-through activity as we have in many busy parts of the city. If the deep-pocketed developers want their construction windfalls they should help be part of the solution, helping find ways to improve the flows around the neighborhoods, supporting a Redway extension, revisiting other ways to get to/from mid-town without cutting through the neighbourhoods. Traffic congestion and careless driving is my primary concern, this has not been well managed for years and the increased density will make it a nightmare. We moved away from McRae Drive last year, primarily due to the daily frustration of trying to back out of our driveway with passing angry commuting motorists. It may be the long term plan is to make these a busy thoroughfare, the infrastructure should be improved on McRae, Millwood, etc. if that is the intent.

Very congested area - hard to get around, very little traffic control/initiatives done at that corner thus far, can only imagine what the impact of these condos would be. Additional strain on community facilities (which Leaside has very little of to begin with), and how condos will impact the sense of community cohesion. Condos bring a different a more transient demographic, do not want to feel that we lose the familial neighborhood we have had for years.

We are displeased with the continued destruction of our community. From the houses being torn down and with dwellings that are against code and the character of Leaside the Eglinton crosstown nightmare, the buildings built east of Brentcliffe on Eglinton and now this monster. Where does it end? These comments and the survey above can count twice as the two of us agree.

Totally inappropriate to be across street from current 2 story houses.

More people means more congestion, traffic and a change to the neighbourhood and community feel. More people will be travelling into a subway system that is already overwhelmed with only one north south loop. Traffic congestion in Leaside has increased immensely since I moved to the neighbourhood 13 years ago. I am in a condo so support condos but they SHOULD NOT be any higher than 7 or 8 floors. The developers are about size and making money but they leave the area and all the damage for the community to live with. My mother has almost been hit three times at the Laird and McRae intersection due to confusion with lights and increased traffic. This will only get worse at other intersections and areas where there is congestion from over building.

Some development is inevitable and even advisable. But high rises with hundreds of residents in relatively small spaces is not appropriate for a community like Leaside. Having lived here for 60plus years, I have seen many changes and many improvements, but the value of the community and its spirit will be lost if thousands more people move in and if high rise buildings are built.

Leaside has a unique heritage and stylistic cohesion within a small area that is being ruined by completely inappropriate buildings and density. We must protect the original character of Leaside, instead of becoming another "Yonge and Eglinton". Low to mid-rise buildings are most appropriate for Leaside intensification.

The sequence of questions in 5 is different in the electronic version compared to the insert in Leaside Life. May cause confusion in responses.

This proposal will continue the erosion of the Leaside community. In addition, our community resources specifically our schools and parks are in poor state and in need of repair but the city keeps making money on developers with little or no investment in the community. A little parkette just isn't enough. Will a new school be built as a result of the massive influx of residents to the area as a result of Metrolinx? The local pool at the arena is shabby with the change rooms in need of upgrade - will the developers built a new community centre? The list goes on...

I am extremely worried about the amount of traffic that will be passing through North Leaside

Makes no difference if folks are against any intensification in Leaside. Stuff just gets built. I can hardly wait until no traffic moves around the area. "just saying". It doesn't matter what any opinion is expressed. Question #4 does not allow a response that says "no building" s appropriate.

I find it appalling that perhaps due to careless relaxation of planning controls, greedy developers are scrambling through loopholes to commit horrendous urban crimes such as the proposed development at 939 Eglinton Ave. East. There is no such thing existing on our planet as a culture of congestion and traffic gridlock that is a pleasure to live in. The fundamental character of the unique neighbourhood of Leaside is eroding as there is absolutely no thought being given to the infrastructure of this area. The impact on roads, health services, schools etc. will be a total disaster. There is a limit to just how dense you need to build while maintaining some reasonable quality of life for local residents. We need to build sustainably for our community, not for altruistic developers building on mass to line their corporate pockets.

Street traffic and safety is already a concern. We live on Parklea and speeding on our street has been an issue for a number of years. There is little policing and no priority given to this matter in our neighborhood. The new proposal will merely add to the congestion of an already traffic loaded community. Wonder why I am being asked my opinion now. Why ask for opinions now when huge proposals are already underway and no one in the city heard our voices which were against them. We do not want Walmart or this new project in our area. We pay the taxes here but it seems our community voice falls on deaf ears. I personally expected so much more from Jon Burnside. I understand that many of the current projects were put into place prior to his presence in Leaside but I did expect that he would have our best interests at heart and fight for what Leasiders want. This city has achieved in ruining a lovely community as we knew it. Shame on you.

Main concern is the increased traffic though the residential streets and also along Brentcliffe, Laird and Eglinton. Currently, getting out of Leaside going east is horrendous with traffic along Wicksteed, Laird, McCrae, Brentcliffe, Millwood and Eglinton nearly unbearable at times. I expect traffic along those streets will be at a near standstill during peak hours if this development is allowed to go ahead. My kids are out of the local public school, but can't imagine the Rolph road can accommodate more kids.... are they planning to fill the school's playing field with portables? There is minimal green space the design. Where are the people expected to go? 1500 residential units means 3 to 5 thousand people as an estimate. Are they all going to hang out on the swings at Trace Manes park? Thanks for conducting this survey.

The lack of planning regarding schools and the number of parking spots is concerning. Also there are a number decisions being made without looking at road capacity. A traffic study before the LRT is done and volumes return to normal is not all that helpful. Also the Walmart is not yet opened. The shadowing in the green space is also a concern. It likely will impact north Leaside residents as well. The height and density and massing for the site in my opinion inappropriate. Thank you for taking the lead on this

Why cannot the buildings be pleasant or interesting to look at? Berlin is a good model for development on a human scale. 939 Eglinton Avenue East is not it. The Don Valley is a bird flight path. What about the impact of such tall buildings on birds migrating?

Way too high - if the highest floor height was 16 I'd be happier. Too dense for the area, access to Eglinton Ave E from Leaside, traffic already very difficult, the character of Leaside is being eroded quickly with all of the proposal/approved buildings in the Laird Focus Area e.g.: Laird/McRae, old post office building, etc. Too much, too high, huge foot prints, too fast, just to mention a few things. **Keep it low, friendly and town community feeling - not Downtown Big City.**

I am supportive of intensification and I recognize the need to intensify along LRT lines. If done correctly, I believe that intensification actually adds to property value and the sense of community. However, I am not supportive of extremely large high rise developments ahead of the establishment of priority resources to support the people who will inhabit them and the current residents of the community. My most extreme concern is the safety of local street traffic within Leaside. Safety for pedestrians, especially children and the aged, in our neighbourhoods is of the utmost importance to me but there is no plan in place for controlling traffic on local streets and the danger is unacceptably high. I am also extremely concerned about the change that such a development may bring to the sense of community and the anticipated high level of competition for resources, such as child care, that are already in extreme short supply. Have these issues been addressed and is there a plan?

I am concerned with how large this development is and feel that it should be held to the mid-rise level which has been deemed appropriate for the area. I am not sure why this development is even being considered as it does not even come close to what is currently allowed. I fear that allowing this development to proceed as is will set a precedent for the area.

The 939 Eglinton Ave. E. application is completely out of character with the Leaside community and would massively overwhelm the neighbourhood's residential nature (single family dwellings and low density apartments and condos), cohesion, safety, infrastructure capacity (hydro, sewers, water, etc.), and traffic and parking capacities. Any new development along the Eglinton transit corridor must respect the sense of community and neighbourhood; and this planning criterion would dictate low and mid-rise building structures for residential, office and retail applications.

When new developments come up in suburbs like Milton etc... They create all amenities along with it... Schools, parks, clinics etc. why does that not happen in Toronto? Why do the residents have to 'pay' in kind and taxes for this? When we moved to Leaside 11 yrs. ago... We did so because we thought it was a good and safe residential neighbourhood to raise kids. The city seems to be losing perspective on residential vs commercial.

This development will add 108 (!) stories of condominiums. The 1500 units represent more than a 15% increase in the number of residences (approx. 5500 houses and 4,000 apartments and condominiums) which make up North and South Leaside. Unfortunately, the subjective concerns of our residents regarding the character and cohesiveness of the Leaside community will not likely be a mitigating factor in any decision by the City of Toronto Planning Dept. or the OMB. Objective and measurable factors such as the significant negative impact on traffic flow, new burdens on an aging infrastructure and existing community facilities and schools must be analyzed and factually presented, ideally by a third party. Good luck with that.

Why not intensify or develop some of the lands in the industrial park area instead so it is more evenly spaced? Areas there are very underutilized and it would be important to have jobs in the community. I am very against more big box like Costco going in on Overlea. It will bring and benefit those who don't live in the area. And also the mall right across the street will suffer. Target already closed so what is going in there. Intensification along major arteries like Eglinton will make sense but why can't it be low or mid-rise so it doesn't overshadow the neighborhoods. For example, cities in Europe don't build huge skyscrapers in residential neighborhoods. They have intensified low to mid rise buildings such as 4 stories along those streets it brings street life to the area. Without compromising neighborhood character. Why not more townhouses and mid-rise condos. It seems that TORONTO does everything for the benefit of developers without thinking about good and sound planning principles

The proposal as it stands, could single handedly change the character of the neighbourhood from residential to downtown, significantly reducing the quality of life for longtime residents of the neighbourhood. By way of example, the near downtown residential neighbourhood of Fairview in Vancouver, which is near the major hospitals, is bordered by 4 storey apartments and condos, and retains its residential flavour.

I believe development is necessary not just for Leaside but for our city. The kind of development is what is at question here. I would like to get in touch with the city of Toronto's Planning Department to weigh in on whether this development is in keeping with our overall plan to mix building space with people space. I would also like them to comment on how this development fits in with the overall plan to re-develop Eglinton.

This is not downtown - and this does not belong here !!

Stop destroying our beautiful neighbourhood.

There is nowhere for traffic to flow EXCEPT through residential streets. Laird Dr. is already packed with cars, transports etc. If the reason for this huge density is for easy subway access, then why over 16000 parking spaces??? If some residential buildings in Liberty village do NOT have parking why suddenly does Leaside need it. Unless Leasiders are guaranteed traffic control i.e. speed bumps, no turn or access during rush hour or some one-way streets. (For reference see neighbourhoods between Danforth & Mortimer and others like them.) We cannot allow Leaside neighbourhood roads to become main streets for people to drive south. Where are the plans for other areas along Eglinton i.e. Golden Mile etc.?

The planned development is not in keeping with the characteristics of the Leaside community and forces a Yonge and Eglinton density and land use upon a neighbourhood. While 19 and 24 stories are too high, it may not be reasonable to advocate for 11 stories. Why not look at Yorkville Avenue as a guideline in design and heights. Buildings are 14, 16 and 17 stories above the street retail and they have three to four setbacks. Are there arguments used in Yorkville planning that are relevant to Leaside?

It is absolutely and completely inappropriate in size, concept and design. Good bye to Leaside life as we knew it! Traffic congestion in this area is already extreme especially during peak hours. With this development and increase in density, it will be impossible to move at certain hours. And all TTC above ground transportation will be badly affected.

Densification is coming with the LRT. I'd rather a cohesive, complementary design than patch-quilt outcome. If LPOA and elected representatives can gain height concessions, and larger units, including 3+ bedrooms, all the better.

The high rise is too high and impacting homes north of Eglinton with shadows in some cases fully covering a private lot. Parking and traffic also need to be reassessed to ensure congestion is prevented in all possible avenues.

I am totally against this proposal. We already have too much traffic in this area and the schools don't have space for many additional students.

I understand that intensification is inevitable in Leaside but the sheer size and scale of this development is extremely concerning. I am not sure how the city planners could possibly deem this development as appropriate for the area, it is so unsympathetic to the existing character. This development is so egregiously massive and incongruous to the neighborhood. Our neighborhood has noticed a significant increase in traffic congestion, speeding and a lack of safe places to walk given the recent retail and residential developments. I can barely get in and out of my neighborhood at Eglinton and Brentcliffe due to major traffic congestion, these problems continue without a viable solution in sight and they will only worsen if such a development is approved - time to sell our house and move.

Way too much, way too big.

Traffic on local streets is an ongoing concern and is getting worse despite the city refusing to acknowledge this. I have lived in the area for 20 years and the number of pedestrians hit/killed now is significantly higher than it used to be. Drivers do not obey stop signs or "no right turn" signs. It is now unsafe to be a pedestrian. Historically, one of the attractions of Leaside was that it was a pedestrian friendly area, you were able to walk to the library, rink, community centres, schools, shopping. This is no longer the case and will only get worse with the proposed level of residential intensification.

This development is far too large in scope. The number of units/residents flooding into a small neighbourhood like Leaside is akin to a small city! Does an aging infrastructure such as Leaside have the capacity to support thousands of new residents?! Has the city looked beyond the obvious benefit of a new tax base, and has it even considered the implications and stress to the existing and already over stressed infrastructure? The answer is no, it hasn't. Where is the traffic study? Was one even conducted?

At 7 times the density allowable within the current by-laws I am surprised and dismayed that this proposal has even been allowed to get to this stage. It is also absurd that within the proposal there is no allowance for the building of a new school, and that such a small amount of green space is being left. Finally, as a resident of North Leaside I have great concern over the lack of privacy this development will allow residents, and that the overshadowing will essentially eliminate the gardening potential and enjoyment for residents with south facing yards. Keeping the building to low- to mid-rise would fit in with the existing residential buildings in the area and eliminate concerns of privacy and overshadowing.

Traffic on main & local roads has increased substantially over the past years making it difficult for residents to easily navigate & access local facilities. Traffic studies done by developers in support of their applications inevitably maintain that there will be no or limited traffic impact locally. The evidence clearly indicates otherwise but with no 'penalty' for miscalculation other than that borne by Leaside residents. The sense of community, general quality of life, capacity of utilities (water, sewage, etc.), among others will all be severely stressed by densification such as that proposed for 939 Eglinton East. While it is understood that development will take place along transit arteries, this development shouldn't be at the expense of the existing community & local businesses, both retail & industrial.

Does weight of proposed new structures affect LRT tunnel?

The maximum height of any buildings at 939 Eglinton East should be 9 storeys. The existing proposal (photo gallery) shows a depressing (dark, commercial, 'banking sector') architecture which is dismal. To see good visual appearance in buildings, look at those - south of Davisville on the east side of Mt. Pleasant; along Sheppard just east of the Downsview subway station; north side of St. Clair, east of the St. Clair West subway station.

It's bound to happen.

I understand that progress will occur within communities, but it **MUST** only be in consideration of the community needs and character. There are so few 'desirable', integrated living areas within this city which have true character, Leaside being one of them, why can't development be in harmony with them? Build the high rises in other areas of the city, not to impact upon what we all have enjoyed for so many years. There are many underdeveloped areas in the city that could be developed without thrusting this and Bayview/Eglinton down our collective throats!!

This development is completely out of character for the neighbourhood and will have an enormous negative impact. I am tired of developers and their greediness. They are ruining our neighbourhood. They should be satisfied with much smaller developments, such as Townhomes or small or mid-rise buildings. I will never buy any unit built by Diamond, ever.

Jon, am so tired of completing these surveys around the growth of our little village. No one of us opposes growth as such, but currently we're seeing surveys and proposals all around the place, ALL OF WHICH ARE BEING MANAGED SEPARATELY AS THEY APPEAL FOR THEIR OWN CHANGES TO ZONING. That's the scariest part here, not whether Laird, Bayview and Eglinton or this one will be approved, but rather that each of three will receive approvals concurrently by the OMB who love increased tax bases with little or no regard to the neighbourhood and its inhabitants. We need to find a way for the OMB to treat all of the exemption, residential, commercial or combined, as one. We are in an enviable position of having them all (to date at least) in front of us today, we need to review them as a whole to best understand the overall impact that will have on our relatively small region.

Local infrastructure (schools, recreational facilities, roads, parking, transit - why move more people to the already overcapacity Yonge subway??) is completely inadequate for the existing residents far less if 1500 new residential units are added. Further, with plans to intensify further East on Eglinton (at Don Mills for Eglinton) there will be additional pressure on this new transit capacity. Any approval here will set the stage for the demolition of the low-rise apartment buildings on the north side of Eglinton at this location and re-development at significantly higher density. This proposal is the 'tip of the iceberg' and must be re-considered in that light. Concrete steps must be taken now to maintain the existing character of the greater Leaside area (recognizing that some modernization/ intensification will happen).

Why has the City NOT looked at all of the issues (as above in question #8) BEFORE approving the plans for this development?!

Buildings are way too high. Given the number of buildings, this will become its own community. Shouldn't there then be recreational facilities and schools planned as well? Existing Leaside recreational facilities and schools are already full with no ability to accommodate 1000's of more residents. Example: there is already a 3 year waiting list to join the tennis club.

My husband and I have lived here in Leaside since 1985, and we plan on staying here as long as we can. I think it would be INSANE to place 4 residential towers of this height in our community.... especially so close to the new LRT. The utilities, schools, infrastructure required for such a HUGE number of residents is INSANE. 1,500 residential units [each with 2 children and hopefully 2 parents] is potentially 6,000 residents. Some people buy condos as an 'investment only' and rent them out, but do not care who they rent to. I'm very concerned about the danger of who may rent the condos [from whomever owns them]. Drug dealers often rent condos and then hire kids to hang around in the park and sell drugs to kids there. Kids roam the residential neighborhood looking for places to break into, or people to rob [largely preying on seniors], so they can buy more drugs. Also prostitutes can rent these condos and set up shop there or solicit in the park. I do not have a problem with the retail or office development or VERY LOW RISE condos however. Nothing higher than 11 stories OVERALL!!! Let's not destroy a wonderful community with 'developers greed'.

Brentcliffe traffic was problematic even before LRT construction. LRT construction has led to major cut-through traffic throughout Leaside. This development (and other similar developments) will simply perpetrate such traffic problems.

There is very limited playground / playing field space for kids and families in the Leaside area, a small parkette in the corner doesn't cut it all. Where do the kids go to school, where to kids play? Today North Leaside has only a school playground as green space, one small park in south Leaside. Why so big when city officials keep promoting the 6-8 story limits along Eglinton, not even an LRT stop at that corner, bad design, over built for area and will set a very dangerous precedent for Laird and Eglinton.

Mostly my concern is around Traffic. Most surrounding streets are not major arteries with more than 1 lane in each direction. Even parts of Eglinton, once you factor in street parking is more like 1 lane. I like the fact that it is a mixed use development. I also told the Metrolinx people they should have kept the LRT station at Brentcliffe since that is likely the site of intensification. They told me plans aren't based on future development. Give me a break! The Scenic development was already on the books. Anyone could tell that intensification was going to happen there. Wouldn't it have been perfect for all those condo residents?

The 'View' pictures in photo gallery are deliberately deceptive. They do not show the full height of the buildings. Some of these buildings will be taller than those in the TD Centre at King & Bay which is wildly inappropriate for Leaside. The whole development is extravagantly egregious.

While I don't like the idea of the 939 development, we need to be realistic. The LRT now makes Eglinton a corridor that will have intensification. Better a spot like 939 than in around Sutherland and Rumsey which is still single family neighbourhood. What size of family are they expecting to live in 939? Will there be 3 bedroom units and therefor kids? When this development was first discussed in early 1990s it was decided kids would be bused to Bennington Heights--is that still an option?

I am sure I will be a minority voice defending "inclusiveness". This proposal (although the two towers might be too high) and many others to come are happening because the City (whether we want it or not) is growing in all directions. And as it does have to accommodate the preference of many more citizens than just the population of Leaside. What I see is that the existing residents of closely knit neighborhood such as Leaside are overly protective of the status quo and tend to voice a sentiment "Not in my backyard" a lot. This attitude overlooks the fact that besides the cohesiveness and the character of Leaside that is "nice to have", and we all cherish, other citizens (youth, young families, immigrants) are looking to be closer to jobs and amenities the city offers. The urban intensification is bound to happen especially because of LRT. Surely, the pressing issues of lack of spots in local schools/child care facilities as well as the capacity of water/waste infrastructure will have to be addressed, and they will be with time as the City can't afford not to deal with them. But the progress does not stop because we don't like the change. In 10-15 years the median age of the population of Leaside will likely differ from what it is now, and concerns we hear at Community meetings today will be replaced with others.

This proposal is completely out of line for the neighbourhood. The sheer vastness of the proposal will ruin the community feeling. The developer has actually put up some nice buildings in Yorkville, but this screams high rise ghetto. No one in the community will use the green space, really, who wants to play or relax in the middle of a bunch of high rises? Perhaps the office workers will use it for lunch or smoke breaks. Traffic is already a nightmare in the community, so the addition of thousands of residents (I understand it will double the population of Leaside) is not feasible on the infrastructure. Construction coupled with the LRT disruption will make Eglinton and Brentcliffe impassable. I understand the city's planning guidelines, but this is just another developer who will reap millions while ruining the community. We live in Leaside for a reason - that small town feeling, walkability etc. A proposal of low-rise and mid-rise buildings is far more appropriate for this site.

Our street is one block south of Laird and has become extremely busy since the LRT construction. I fear for my two young boys everyday walking in the neighborhood. The construction and traffic that this development is going to bring and cause is extremely concerning for me. Also concerning is our view. Our house faces East and we have a nice front view of trees and sky. This development will impede that and destroy that view. I am also extremely concerned about the huge population increase that this development would bring to our already bursting neighborhood. There are only 2 schools in district; Rolph Road and Bessborough. Rolph Road already has 5 portables and Bessborough has 6. These schools were built in the 1940's and cannot handle such huge numbers of students. Also there is only 1 park, library and community center for the neighborhood; Trace Manes. It is already too small and has not been renovated since it was built in the 1950's. Since the city is not able to fund renovations of the park, the Leaside residents have been fundraising to rebuild the park over the last year. This is being done in honor of Georgia Walsh, the 6-year-old little girl killed on her way home from the park by a driver cutting through our neighborhood.

Traffic on Laird Drive and Brentcliffe Ave. is very difficult now, related in part to construction on Eglinton. This new development on Brentcliffe will probably be just the beginning of more higher density buildings and consequently higher volumes of traffic. Laird Drive and Brentcliffe were not built to handle these great volumes and I just can't see how they can be redesigned to avoid congestion. Getting out of my neighbourhood in North Leaside to drive east may become a nightmare. If we don't stop this development now, we won't have control over future development.

While I recognize densification is a fact of life and unavoidable as the city expands, I feel this development is too large and will place too much pressure on existing infrastructure. The developer has argued tenants of the new development will use the LRT and other public transit to get around. I believe the majority of people (both residential and business tenants as well as shoppers) will drive. Eglinton is already very busy between Laird and Leslie, as are Brentcliffe and Broadway. Adding a development of this size will only magnify the issue and force more vehicles into the surrounding residential neighbourhoods, the end result being reduced quality of life for all. As such, I do not support the proposal as it is currently constituted. I would consider support of a smaller, low rise development that puts fewer cars onto the road in Leaside.

I believe that all proposals of this nature should be negotiated between the City and the developers applying standards and procedures set by the City, with the City having the last say with no right of appeal outside the City's process. A survey such as this tries to make instant experts out of ordinary people who cannot be expected to weigh all the factors adequately that the City must consider. An ordinary resident is looking after their own interest since their house is clearly their largest asset. Similarly, the Province should not be put in the middle of setting standards of a city the size of Toronto and makes a mockery of the work done by the civil servants of the City. The process of going to the OMB leads to a make work job for lawyers hired by the developers and equally leaves an expectation on the part of the residents that is unrealistic. For the project at 939 Eglinton Ave E I believe they need more parking spaces- at least 2,000 total.

A number of our children access this area in their extra-curricular activities (Turning Pointe Dance Academy and St. John's music, just to name a few). Our children do walk from school to get to these classes. The extra use of Vanderhoof for the developments already underway is causing safety concerns for drivers and pedestrians in this area. I am extremely concerned about further, unchecked development of this area.

Please consider the already jammed roads, the influx of travelers that will come in with LRT, all the other proposed developments (Sunnybrook Plaza, a major concern - Bayview/Eglinton is

already a nightmare) and the fact that such density will cripple our schools and neighbourhood side streets.

Intensification is inevitable and will perpetuate with the LTR. That is fine. It does not however give developers carte blanche to build at a rate of seven times the current zoning by law. The precedent is devastating and the area cannot sustain this type of traffic pressure. Laird is not a typical city thoroughfare. It bleeds into a residential neighbourhood. The effect on traffic will be exponential. We cannot keep looking at each development as a standalone opportunity/issue in this neighbourhood. The layering effect on traffic, parking and safety is undeniable. Proactive traffic measures need to be taken now to protect neighbourhood streets.

Increasing the density without consideration to traffic is ridiculous. Turning Leaside into Jamestown of high-rise after high-rise destroys the single family nature of the neighbourhood and community.

A development this size cannot house the local traffic and school population. If all these condos get approved along with the ones along Sunnybrook plaza, the community would need a new school!!!! There's no room to build a new school!!!!

My biggest concern is the increase in traffic on the streets within the Laird, Eglinton, Bayview and Southvale boundaries as residents of the proposed building will be looking for shortcuts to get to and from the Bayview extension. When coupled with the proposed Walmart and Costco developments which will also increase traffic within the area the safety and feeling of community will be negatively impacted by a development of this size and the cumulative effect of this development plus other developments will definitely change the volume of traffic through the neighbourhood which is already a concern for the residents.

Concerns: Unit sizes and finishing. Exterior look of building. Size of towers - height. Lack of landscaping and upkeep never want it to look unkempt. Lack of retail space and parking for retail. lack of parking spaces for owners and their guests. More young families but what about services for the children and schools.

This is a poorly designed and biased questionnaire. You would get better traction on the results if it was properly set up. I would recommend that if you cannot afford to hire a market research company to do this that you look at hiring a student from one of the local schools that teach market research - or ask for volunteers from the community who are market research professionals.

Traffic congestion is a major concern. The neighborhood roads cannot possibly handle all the commercial developments built and proposed. No one seems to be able to do anything but talk about it.

I would suggest that this is a particularly ambitious survey. I had thought the intention was to gauge concern about increased density. I'm not convinced that questions about sufficient affordable childcare or utilities capacity serve the objectives here. Childcare capacity can be created regardless of the number of storeys built. I would also assume that local utilities would happily satisfy increased capacity demands. I don't think locals are generally educated enough on utilities services to properly answer this question. As far as the parks and open space question is concerned, of course, I would support their creation to the greatest possible extent. The development plans do include new park space that doesn't currently exist, so I would suggest this question needs some clarification. I remain supportive of your good work but would suggest that a small online survey like this one be more focused. In view of all the proposed development in this area, I would suggest a more in-depth survey with better developed questions is required, that would address development in general and not just this proposal.

Please have someone from the planning commission be at Brentcliffe and Eglinton between 4-6 PM every day and they will have their eyes opened to something they believe is acceptable.

This is more of a "Downtown" development and should be on a real subway line, not just an LRT line. It will likely add significantly to the Yonge subway congestion. We really need the relief subway line to take load off Eglinton station. This, plus other developments in Leaside, will overcrowd our local schools. It will also create a significant increase in traffic.

This proposal is far too dense and will substantially reduce the feeling of a healthy community. There is insufficient green space, there are already several shopping centres and retail space in the Laird Eglinton corridor. It now takes at least ten minutes (three to four red lights), to cross Bayview at Broadway, Millwood, and McRae, at morning and evening rush hours (8-9:30am and 4-6:45pm. Going straight, or left and right turns at Brentcliffe and Eglinton take at least that much time now. The fumes from the cars can be smelled half way up the block from the traffic light now. Imagine what this density will bring to us, in the way of breathable air. The height of the buildings is overwhelming and the number of apartments planned is far too large. We need affordable family dwellings, daycare centres and schools--none of which we have in the neighbourhood. Just adding high rises like this is thoughtless. We need trees and green space. This whole area is being vastly overdeveloped, and to the detriment of the neighbourhood.

Our area does not have enough parkland to support the tenants of this building. Sunnybrook/Edwards Gardens is already at maximum capacity on weekends during the spring and summer. Parkland and open space is vital to mental health and the small proposed park accompanying this project is beyond inadequate. I understand it makes sense to intensify along transit lines but that should not give developers carte blanche to build monstrosities which are disrespectful of the neighbourhood in which they are being built. Toronto city planners do not seem to understand this. Toronto is a city of wonderfully livable neighborhoods. Why is this being forgotten by city planners?

I am extremely concerned about what this intensification is going to do to our streets. Leaside streets are going to become crowded and dangerous. I already see a horrific amount of traffic on our streets because of the construction on Eglinton. People speed through our residential streets and never stop at stop signs. I understood the LPOA was given money from the Walmart people in part to do a traffic study and find ways to prevent people from using our residential streets as a way to avoid the main streets. I haven't heard anything about this and it is getting worse out there. There need to be planters on Laird to prevent people from doing this. Thank you. Also! The buildings make no attempt to fit in architecturally with the character of Leaside!

The infrastructure cannot handle large population increase. Traffic is a nightmare on Eglinton both directions. School capacity is full and building a high rise at Bayview and is also going to put a strain on an already densely populated area. Where are the kids going to go to school...? Northlea, Bessborough and Bennington are full.

The existing proposal has building heights that are not appropriate for the area (these are more of the scale for Yonge / Eglinton). Everything on this site should be 11 stories or less. The planning for schools for the residents seems to almost forgotten.

For me, the condo towers are simply too high. I would like to see each of the towers reduced by at least eight to ten floors and brought more or less into line with other condos to the east of Brentcliffe.

Here is another case where developers wanting to overstep planning guidelines and build way bigger and higher than allowed or appropriate for the neighbourhood. Projects of this scale are not appropriate for Leaside regardless of the coming LRT, nor is the addition of any additional construction on Eglinton while the LRT traffic mess is ongoing. With the river valley, there are few ways in or out of Leaside to the East (Eglinton or Overlea) and BOTH are completely overwhelmed as it is.

Hi guys, thank you for conducting this survey. I just think the developments are too big. The residential buildings must be scaled back or more thought must be put into transportation. The new residents will definitely own cars and this will lead to a massive influx of traffic that will forever change the atmosphere of Leaside. I think the LRT is wonderful but this development project will negatively impact the Leaside community. There ought to be more consultation and the project in its present form must be cancelled. That being said, I think there's room for low-rise buildings. I just don't think putting in such massive residential buildings. Also, you've got to include "Low rise buildings" in question 4. I felt forced into my answer. I don't support this project in its present form. The buildings must be scaled back dramatically lest the community lose its character.

Concerned about the whole over development problem in the Leaside community. Concerned that developers are having a free pass to build what they want with no concern for the detrimental overcrowding effect on the community.

Note to developers: show restraint and scale it back. The proposal is completely out of whack with the neighbourhood.

The Leaside community will be way overcrowded. The shadowing from the massive buildings and the wind tunneling effective will destroy the residential feel of the area for the people who live in this area already. The infrastructure will be overloaded causing all kinds of problems; developers should not have the right to come into a community and drastically change it for their financial gain.

At a meeting in November 2015 which I attended - Jennifer Keesmaat spent 5 minutes saying that you don't and you never should place tall buildings on top of hills - just doesn't work in so many ways!!! Visually and architecturally abhorrent! Yet, this terrible proposal is all about placing numerous tall buildings on top of a hill - too many condos, too many offices, too many cars, too many people, too much traffic, too many parking spots, too much congestion!!!!!!!!!!!!!! Too much insanity!!! Don't let the city planners drink the developers Kool Aid!!!!!!

The neighbourhood already feels like it's over capacity and we risk ruining whatever balance we still have if this development goes ahead.

This proposal is jumping the gun with respect to the Laird Focus area and is wildly more than the Official Plan. While densification along the LRT line is inevitable, finish the studies, then consider this and any other developments. For now, the Official Plan should be the end point for development proposals, not a start point so far in excess. It seems to me that more and more, developers ignore the Plan, put in proposals way more than allowed, then hope to get away with something less (that will still be way over the Plan). Stick to the Official Plan and whatever is ultimately allowed by the Laird Focus review.

The problem with the skyscraper wind effect... pedestrians have been injured and there was one reported death in England. I don't think the Yonge subway line has capacity for the increased commuters, incoming off the Crosstown. Traffic, traffic, traffic. It is already jammed in rush hour on Brentcliffe.

You should not allow it to go through as enough congestion is already in this area. We can only take so much. Think of the people for a change.

If they want to create a 'community' then those who develop the lands in the Laird Focus Area should be financially responsible for providing public services which are required to support a new community as one does not exist there now. They should not be permitted to "bribe" the city with a donation to some local cause but should be responsible through levies and financial payments for the infrastructure needed - schools, community centre/arena. They should also be forced to resolve - financially or practically - traffic congestion issues that result from the whole area. If residents want to implement traffic calming measures there is an expectation that changed cannot impact neighbouring areas - how can the development of this area not be said to negatively affect the quality of life for surrounding neighbourhoods. If they are creating a community, then they should not expect that they will simply benefit from what currently exists - there isn't enough already. The City needs to take back control of the appeals process done by the OMB so that we are not in the position of paying for profits that developers gain from piggy backing on established neighbourhoods. The bachelor, one and two-bedroom model proposed (and currently in place in the development on Vanderhoof - does not match the current character of the neighbourhood and will only add burden to existing services without providing a new residential community with similar goals and family aspirations what will lead to ongoing growth and renewal. This is simply a cash grab - and the city and the neighbourhood will be left holding an empty bag.

Wrong development for the area. Too big. Too much traffic. No schools.

While I am not against increasing population density or updating of buildings along major thoroughfares, the building request is simply too big / tall for the area. The impact on existing residential areas and traffic are too great to ignore, especially with all of the other developments going on simultaneously. It feels like developers are asking for far more than they know they will get - we need to avoid settling in the middle with a solution that will still negatively impact the overall neighbourhoods.

The development is too big for the footprint especially while the Crosstown is being built. Traffic is heavy on residential streets.

Without any hesitation the local councillor should work strongly to have his fellow councillors reject the proposal and if necessary fight it at the OMB!

Thank you to those who are working valiantly to preserve Leaside, while still looking to appropriate growth that will enhance the Leaside community. The proposed intensification is inappropriate. The people in these buildings will only be able to say that they live in "Leaside" but will have or may not have any community spirit.

The area around Yonge Eglinton is complete mess with development all over with no clear plan let's not make the same mistake here. We need a well thought out intensification plan that includes private and public land uses. My biggest concern is the space in schools and traffic congestion.

Being the first street south of Eglinton, my street is used as a cut through for many trying to avoid the traffic on Eglinton. Sometimes it takes me 5 minutes to get out of my driveway.

Concerned about the height of the buildings.

This area shouldn't be developed until the plan for the Laird area has been done and guidelines have been set. It sounds like the developer is trying to ram it in before the study to game the system. Delay delay. But it should comply with the same rules as Eglinton and Bayview...no more than 8 to 9 stories in height. Get them to help build schools and community centre. or at least help fund them.

What's the plan for Redway Road? We need another thru street in south Leaside.

Regarding this property and other proposed properties in this area, the growing traffic concerns throughout the residential streets has not been addressed. How can traffic be confined to Eglinton and Laird without the cutting through of residential streets and neighbourhoods to get to them? Can "do no enter" and restricting turns off Mt Pleasant, Laird and Eglinton be posted and enforced? This has been done in other areas. Why can it not be implemented into Leaside?

The area is designated for intensification and this makes sense given the new LRT line. The LPOA, the City and the developer should all support this societal goal provided that it doesn't add undue stress to the local infrastructure -- especially regarding further congestion of our overcrowded neighbourhood road network. If the LPOA truly wants to be seen as a cooperative stakeholder and not just another NIMBY organization, it should propose that the city allow the proposed intensification but with NO CONDO PARKING (zero, nada, none,'0'). All residents should use the LRT line. The developer could develop a car-sharing organization like Zip Cars for the new residents to get to transit-inaccessible destinations. A proposal like this from the LPOA would be a game-changer for these type of development fights.

I am also concerned about the construction vehicles which will be coming and going from the site and the possibility of road closing/lane restrictions causing more chaos.

Developers are ruining the small-town community feeling of Leaside! Let's stop being bullied by \$\$\$!!

There is not enough being done to offset the influx of traffic and lack of traffic calming and complete disregard for speed limits or stop signs. This just adds to a mounting problem. Laird is already a mess. Streets in Leaside have become highways for commuters. If development continues, it is simple - OPEN REDWAY and get the traffic off our residential streets!

Greed and money are going to kill the community that I have known as Leaside since growing up in the 60s. These developers do not care about Leaside and the city and planners do not care about Leaside! There are other areas along the LRT that are not as condensed or congested as our neighborhood, build out in Scarborough why not do that!! Cars cutting through our streets have no regard for our safety. I see cars drive through stop signs everyday my kids tell me stories of the being cut off by cars turning. Guess one child's death was not enough. With all this development was us bring done to preserve our neighbourhood and make sure traffic is not coming through side streets. All this development is about money and nothing else. We will be moving out after 30 years of history in Leaside because if this development. Go build in Scarborough where there is lots of space...isn't the LRT built for them anyway!!!

The recent developments within Leaside have led to a massive increase in traffic and thoroughfare in the neighbourhood and I am gravely concerned that another high rise development will further congest the neighbourhood streets. We are living through the Eglinton transit construction and we have seen the influx of traffic on our neighbourhood's streets. I have two young children and am very concerned that a massive influx of vehicles will be a danger to the neighbourhood's youngsters. As well, there is a very positive sense of community within Leaside and the addition of massive towers will lead to a degradation of the sense of community. As well, the proximity to the park is worrying. I have seen the amount of litter that flows from other massive towers into the park and worried that the same will happen here.

The site will be redeveloped but it is too big for the area. Recent retail developments have created traffic congestion on every street in North and Central Leaside. A majority of roads are at or near capacity. Not everybody who lives and works at that site will take the LRT. The transit in the GTA is limited and that forces people to rely on cars unless you are on a direct route to where you have to go.

The schools are at capacity. Kilgour development children are bused to Bennington Heights. Where will these kids be bused to? We all have read of the busing of children and problems it has created in North York (Yonge corridor). People purchase a condo at a high price only to learn the children will get bused to where there is availability. What kind of planning is this? Leaside does not have a lot of parkland, other than school yards and ravines. This site's green space is so underwhelming. Where are the children who will live there to play? It is also off Eglinton Ave which looks more like an expressway at peak times. It looks like an afterthought. The infrastructure has not been upgraded to accommodate this density. We have disconnected our downspouts, but that is a lot of new toilets flushing into our sewers. The water bills have increased to reflect necessary upgrades that have been neglected for far too long. The water and sewer bills now reflect the real cost of providing these services. My street still has lead pipes; the upgrade that should have occurred last summer did not come through. Sunnybrook Hospital has brownouts. The grid is outdated and needs upgrading. Are all those office, retail and residential units relying on candlelight and flashlights? LED bulbs are wonderful but are not the magic bullet. Before approving more developments, infrastructure upgrades at all levels are necessary, then you can look at developments. The planning department is putting the cart in front of the bull.

There will be development related to the new LRT but this project is massively too large and will change the overall character of the community. The schools, streets and infrastructure also cannot accommodate. The hydro fails now with the existing level of development in Leaside this will make those failures exponentially worse. This is just one example of the infrastructure deficit.

School capacity and green space.

Currently either I go out of my house to run errands either early on the weekends or after 7pm at night, otherwise, traffic is far too heavy to get anywhere in a reasonable amount of time, for example; one evening I had to go to a meeting at Don Mills and York Mills. I left at 6:15 pm and didn't arrive to my destination until nearly 7 pm taking a reasonable route of McRae>Brentcliffe>Don Mills to my destination. This is ridiculous, and I can't imagine what the future brings if this type of intense development is allowed to move forward, it opens door to crawl of similar developments. Where are children going to go to school? All of our community schools are at and over capacity. I hear of another development at Don Mills and Eglinton. I'm flabbergasted at the NIMBYism displayed by the developers and planners who allow these large scale projects to move forward.

Leaside was a well thought out, planned community with mixed use for a variety of ages and incomes. We are losing sight of this vision and what makes Leaside a truly desirable community. The schools are over flowing, Leaside hockey and skating doesn't mean you skate at the local rink and the streets and car noise is too much. I'm nervous when my kids are out biking or crossing the streets. The retail is bringing people from all over the city. The LRT will only add to this. It's time to stop the development. Councillor Burnside, we are counting on you to stand up for us and the future of our Leaside.

I am glad to see the new development proposal, and understand that with the LRT going in there will be many more, this is a normal progression in a sought after area that is under developed in the area of condos. Condos will provide a more affordable option for some to live in the area. I would live to see the 939 proposal be a bit shorter in height and feel the 20-25 storey range would be more suitable.

Five stories for all development in this area should be the max. This proposal will completely dwarf and ruin the development that has already been done east of Brentcliffe. The traffic will be horrendous. It has been greatly impacted by the previous development where the drivers entering Brentcliffe do not bother to stop before making a right turn on to Brentcliffe on a red light. Trying to get onto Eglinton at present is an ordeal at rush hour especially during inclement weather but also in general. It is destroying of the whole concept of Leaside which was designed with a business area to support reasonable taxes for the area and thus will drive out existing factories etc. We don't have the facilities to support this kind of development nor do we have the infrastructure for this kind of development. Tell Metrolinx to take a hike.

This proposed development is not appropriate for this community. It is ridiculously disproportionately huge compared the the existing commercial/condo buildings, and we do not have the infrastructure to support the influx of people. Traffic is already heavy and our side streets have cars speeding through daily to avoid the traffic on the main thoroughfares. This structure's only purpose is to make money for the developers, and neither the existing community members, nor the people who buy condos will be happy with the congestion, and eyesore of a building that will be the end result if this monstrosity is built. The very charm and accessibility that makes Leaside attractive will no longer exist, and the community as it is will be irrevocably transformed and damaged. Please do not proceed with this development. It will be a blight on the community.

My answers to the survey show my concerns. I am also concerned that Jon Burnside does not seem to have the same concerns. He is vetoing the proposed 8 stories where the old post office was but seems totally in agreement with 939 Eglinton because it is not in a residential area. The fact that it is right across the road from the north Leaside residential area and will have a huge impact on the properties, (schools, traffic pattern, water, hydro, etc.) did not seem to matter to him when I called. I happen to like him but was very disappointed when I was talking with him about this.

Why must it all be so high???

This development and those proposed for the Laird Focus Area are entirely inappropriate for the neighbourhood and given existing and any proposed improvements to local facilities and utilities wholly impractical and unsustainable.

My biggest concern is the amount of traffic and congestion this time of building will create as there is already a big problem with traffic coming through the Brentcliffe corridor. Given that Leaside is constrained by a park system on the east, this time of building is completely inappropriate for this location. Unless someone want to create another north south corridor through the park, Leaside streets are not able to handle this traffic. Something has to give.

Leaside cannot handle a Costco, Walmart and condo developments if this grotesque magnitude. We are not Hwy 7.

I hope that this development will not take place! There are, already, too many condo developments being proposed for the Leaside area! Please consider the comments sent in, on everyone's survey! Our lovely neighbourhood is being destroyed! Thank you!

I feel very strongly that the scale of development being proposed will dramatically and very negatively affect the quality of life of all Leasiders, traffic patterns, and local small retail businesses.

The concept of intensification is satisfactory. The 8 storey podiums are quite high enough. 32 stories is ridiculous

The developer is clearly trying to game the system. By proposing a massive development, they expect the community will ultimately accept a slightly smaller, but still very large development. Exceeding current limits by 7x is abhorrent, while I increasing the population of the community by almost a 1/4 is a disaster.

This proposal is way too big for the area and is not appropriate.

Affordable housing is not the responsibility of private developers. To exceed the zoning for density, the developer should be made to rejuvenate the park/vacant lands between Vanderhoof and Research. Developer should also be made to rebuild Bessborough PS or build a new public school as a concession. To ensure no issues with street parking within Leaside residents should be approved for free front yard parking pads. Leaside high school field should be reconstructed with a new track, artificial turf fields at the baseball and football fields with a winter bubble at developer's expense.

Traffic, traffic, traffic. Is the developer giving land to the city to significantly widen and improve Vanderhoof and Brentcliffe?

Already have 37 kids in my child's grade 7 class. Roads already extremely congested. This will be a nightmare.

Already, congestion in the area is unbearable. In terms of population, my older daughter's high school is barely functioning as they are beyond capacity. My other daughter's elementary class has 36 students--the students are not learning optimally. Congestion on main arteries as well as side streets is imploding. We've already had a car smash onto our retaining wall on our property, let alone the child fatality two summers ago. Smart Centre is also building large density retail and Costco is being erected on Overlea--this will make traffic and safety unbearable.

The massing of the structures seems somewhat excessive. The site plan doesn't include the surrounding area (It's inward looking) The design looks dated and lacks any current design parameters.

Construction of such buildings will destroy this community. This isn't Yonge and Eglinton and I don't want it to be. If I wanted to live in a high rise community, I wouldn't have purchased a home in Leaside.

These builders are extremely greedy. This type of high rise building belongs downtown, not a community of mainly detached houses.

I am extremely upset and frustrated with the City of Toronto's planning dept. The City's planning dept. has not done any 'planning' for 939 Eglinton whatsoever. The lack of research on traffic, capacity, utilities, absence of school space, shared community space/ facilities is appalling. If this were my business, I would have fired the head of the dept. for such major oversights. It's a disgrace.

Building towers to line the pockets of developers and to increase the number of LRT riders at the expense of existing Leaside homeowners is totally unacceptable and unconscionable. The impact to existing homeowners is clearly outlined in this survey. Traffic, density, schools, arenas/libraries, and not to mention the impact the "shadow" of these towers will have on homes, namely our home is HUGE. With the shadow comes the issue of privacy, of which we will have none, as stories upon stories of condo dwellers will have the pleasure of a bird's eye view of us as we sit by our shaded pool.

Ridiculous!!

The proposal is way out of proportion to the Leaside area. The impact on traffic on small residential local streets, increase in the overburdened schools, lack of open park space, probably inadequate sewer and hydro facilities, shadowing of existing residential homes a few of my concerns. The aesthetic design of the glass high rise buildings going up in the city, as seen in the waterfront of Toronto, do not suit the Leaside area. I always wonder of the longevity of these glass buildings; will we have degraded buildings in 20 years. There are already 2 towers east of this site! Do we have a say on the design and construction materials to be used in construction projects? If our protests manage to reduce the size of this project, will we have input on the appearance of the buildings?

It's clear the local infrastructure will be overwhelmed on many accounts. Even 15 years ago we had to wait several years to get into the daycare. The LRT should allow people from Scarborough to get downtown with the least impact on the neighbourhoods they pass through. Instead, the developers are just using the LRT as an excuse to build a bunch of office space and residence without creating any of the necessary support like schools, park space, traffic corridors.

We are currently forced to go out of district for a French Immersion school (to Davisville), as Northlea is at capacity. Bessborough and St Anselm's are already at capacity and St Anselm's is considering tightening the school district further. Where are the new residents' children going to go to school? I understand the need for intensification - but why are builders not responsible for ensuring community viability and support for the new residents and tenants of a building? How are school zones going to be impacted by this development?

Developers don't care about the community. The only thing they care about is how much money they can put in their pockets!

The area/traffic cannot support this. We gave gridlock now.

Traffic is already a nightmare on city and residential streets. The beauty of Leaside will be lost with the increased size of buildings and the increased population.

Obviously the new LRT means that there will be intensification of the neighbourhood, but the intensification proposed in this application is way out of line with what is appropriate for the neighbourhood, especially with respect to the traffic and safety problems that already exist in Leaside.

Traffic is an increasing concern in this area. The safety of pedestrians seems to be secondary to mass development. It's unfortunate that this area is losing its community and safety due to greed.

stop it.

As a home owner on the south side of Donlea Drive I am very concerned about increased traffic, traffic congestion and setting of president re. building height, mass and potential shadowing.

No consideration appears to be given to the quality of life for those who already live in Leaside. Rather, it appears as though development dollars are driving the discussion. There is considerably too much street (major and residential) congestion already let alone the resulting exponential risk to pedestrians and other non-drivers. Leaside is not and should not become a Big-Box commercial site. It is a beautiful residential pocket of Toronto that happens to have an ancillary opportunity for commercialization. Condos and other high-rise structures are not appropriate for the sense of community and overall "feel" of Leaside. Not every plot of land needs to be developed into density-sucking, congestion-causing, anxiety-inducing monstrosities that individually and collectively destroy the very reasons Leaside used to be appealing to anyone looking to safely, quietly and peacefully raise a family. Clearly the city planners responsible for permitting these projects are not looking to preserve one of Toronto's residential gems, but rather appear to be dazzled by increased revenues resulting from the development itself and the resulting increased consumer congestion.

We are being overrun by condo buildings in this area, destroying the family community feel that is such a part of Leaside. Traffic congestion is become unbearable making it impossible to get in and out of the neighbourhood safely and with ease. Streets are becoming unsafe for children to play. What was once a beautiful, quiet neighbourhood community is now a chaotic, busy and divided community.

Traffic traffic traffic. You can't move now on Brentcliffe between Home Depot and Broadway Ave., as well as Laird Ave. When Walmart as well as other building sites get developed--that would only increase the traffic congestion. If it can't be fixed now what will it look like in a couple of years.

The developers keep using the Leaside lifestyle as a selling point. However, this is no longer Leaside.

This is too much development too fast. Developers are trying to make as much money as possible without any care as to how it effects the community. Increasing the size of the community this quickly and dramatically will impact many aspects that make Leaside a great community. Our schools are in pitiful shape and have been for some time. We could also really use a community centre (something that a lot of other communities have). I wish more projects like this were planned before every bit of space becomes a high rise for the sake of a few people making money. I've lived in the community for 14 years and am very concerned that in a few years, Leaside will be nothing like the great, unique community I bought into.

Every morning I drive from my house on McRae, along McRae to Brentcliffe, then turn right onto Eglinton from Brentcliffe. I have a feeling all this development will make my drive absolute hell. This is my biggest concern. I am interested in some high density, as I think it brings interesting restaurants, shops, bars, etc. to the neighbourhood, which is a good thing. But if they are going to increase density, they need to deal with the traffic issue. Could we not free up some land in behind Laird (to the east) to divert traffic south so people don't need to drive through the neighbourhood to get downtown?

Retail stores on the street level is an extremely important benefit in my opinion.

Leaside is not downtown Toronto. This proposal drastically changes the community. It will resemble Yonge and Bloor. Not pretty and does not maintain the heritage of the Leaside community. Heavy urban density much like what was done in Liberty Village is not attractive nor appropriate for Leaside. There is no desire or need for this kind of development beyond the greed of the developers.

If any of these developers were required to help build new schools, or help develop utilities, or put in a car share within their building, thus encouraging the residents commit to not own a car then MAYBE it would even be good for Leaside. Of course they are not required to do any of these things as far as I understand, and Leasiders' are already overcrowded with cars because many families own two or three cars-which is shameful!

Leaside is known for its exclusivity and sense of community. High rises take away from everything that makes Leaside great!

We live on Brentcliffe and it's difficult in last 3 years to get in & out of driveway as it is w/o adding more population to the area. It's not the same Leaside we grew up in and my concerns relate to noise, the traffic congestion and lack of privacy. My husband was having to wear a yellow safety vest leaving for work in early AM as cars speed up at our corner to get the green light at Brentcliffe and Eglinton. We have seen more car accidents in last year since moving in 21 years ago. We understand the interest in business developing due to the LRT, but how much can this area take of overpopulating with regard to our safety? Crossing the streets is crazy as it is, as a pedestrian. Imagine adding more children with new complexes and now they have to cross risking getting injured or hit trying to get go a school which will be bursting with large classroom sizes and not enough open space for neighbourhood children to just play- and I don't want people to say - oh there is a skateboard park just nearby- that's NOT A SOLUTION. PLEASE consider our privacy and need for a community that is proud to be here for knowing our neighbours. The emergency vehicles find it horrendous to get to their destination due to congestion as it is. Keep buildings low rise at all costs- it's just the right move to make.

Incorporate plans to severely limit parking to encourage use of other forms of transport. This should apply to both the residential and business components of the project.

This development will change the area dramatically. I understand the LRT will carry people but there will also be increased traffic in an already busy area.

Schools are overcrowded. Rolph and Bessborough are already over capacity spilling out into a sea of portables. Where will they put these new children?

This would increase the density of the neighborhood and have a negative impact for current residents.

We already have far too much development in our area. More importantly, adding high rises will certainly diminish the character of our community. It's what we value most. That is why it is one of the most desirable neighbourhoods.

This project is WAY too big for Leaside to comfortably absorb. It will fundamentally change Leaside in many negative ways. I would suggest only low rise buildings 5 storeys and less on this site.

As someone who lives along Eglinton Ave. East in Leaside, and plans to remain and raise her family here for their schooling lives, it greatly concerns me. Any privacy and sunshine will disappear. We will live through hell during the construction (already happening with the current Metrolinx construction), just to have our quality of life completely depleted at the end, leaving us very little choice but to move. And there is nowhere else to move within the neighborhood at that point. Therefore, causing us to uproot our family and change our children's school and peer groups. After a very long and careful study on where to raise them, nonetheless. We love Leaside. It's a small town in the big city. As someone that's from the country, but has no choice but to live in the city due to her husband's job, Leaside offers me that small town feel. The community is very strong and close knit. It allows my anxiety to remain minimal, as it's far from all the chaos of large build up. We enjoy the small local shops, knowing everyone you pass by, waving to passing cars as they are your friends and stopping to chat with your neighbors as you walk home with your groceries. I feel safe walking here at night, but with the influx of 1000s of more residents and many of those short term rental tenants that come with condos, that safety and security goes away. I worry about the traffic, the noise (already suffering long term effects from the LRT), the lack of privacy, the overload on our current school (both elementary and secondary) if this massive residence comes to frustration. Please reconsider. You can try to sell the "Leaside life" with this project, but once it's built, that "Leaside life" is no more, it's gone forever. Please respect the residents that have been here for decades. My children are third generation Leasiders, this isn't just some other area to build up and leave with your profit with no regard for what you create, leaving those of us here spinning and coping with it all.

Some development is normal and necessary but this plan will have a detrimental impact to the nature of our community. There is so much land east of Laird, I don't understand why we would have towers and such density on what is already a very busy corner. I'd like to see a plan that filled in the area south of Eglinton and east of Laird before we build up.

Traffic is the major issue facing this area.

Height and size of proposed buildings grossly disproportionate to existing character of the neighbourhood.

As someone who lives in the very heart of this development, I feel that we are already at capacity on so many of our roads and the safety of both pedestrians and vehicles are in jeopardy. Before we continue to build we need to look at the impact on the traffic and all safety concerns. I also feel that this is not something that should not even be considered until after the completion of the Metrolinx train. With dump trucks now continually parked on Vanderhoof making this all but a one-way street, increased traffic on Brentcliffe where drivers are impeding other oncoming drivers by entering and blocking the way when lights are changing, unsafe entry points into the Southeast plaza at Brentcliffe and Eglinton etc. we have more than enough to deal with at this point in time. I am all for progress, but this has become an out of control situation in this neighbourhood. I feel that this community is losing its family appeal and becoming nothing more than a mid-town condo version of the downtown waterfront landscape and that would be a real shame.

Small, integrated residential units scattered in the neighborhood is more appropriate for development. For example, redevelop the older residential units on the main streets.

It is completely unacceptable for the city to continue to allow increase density without adequate traffic flow options and overall concern for the need to maintain the residential feel and safety. In the last month video have witnessed two accidents at Bayview and Parkhurst one pedestrian that was struck in the crosswalk. This is a big concern and there is a limit to the density that should be allowed in the area.

I think it has been articulated well at the town hall meetings but in summary, the proposed development is totally out of sync with the Leaside community and will significantly alter the community in a negative way on a number of fronts. This development sets a horrible precedent for future developments where intensification is not in the spirit of low to mid-rise structures. The development also precedes the establishment of infrastructure such as the opening of the LRT which will create undue traffic congestion. I am extremely concerned for the Leaside community and feel the charm of the community which prompted me to move to this area in the first place will be destroyed.

The proposal is simply outrageous. Rather than respect the zoning of the area, the developer is sending the message that not only do they not respect it but, oh, here's a whopping slap in the face just to show you who's boss. Once this goes in, it's no holds barred anywhere along Eglinton and in the Leaside Industrial Area.

I am very concerned about our school and the infrastructure. Our children cannot walk on the side walk without fear of cars. Our sidewalks are too narrow and there is no planning for quality of life. While the city claims it wants people to walk, it does not plan for a safe environment to do so. This proposal is not keeping with Leaside and the history and beauty of the neighbourhood. Once this monstrosity is built, others will be built and our neighbourhood will be ruined. Laird already cannot handle the amount of traffic. This development cannot be permitted. The OMB allows variances that are completely disjointed from the neighbourhood. What is the point of bylaws and zoning if they are not being complied with? In addition, this build is not keeping with the official plan. Lastly, our local streets are packed with traffic congestion. The city should block off side streets so there is no thru traffic.

Increasing the Leaside population by more than 20% will create an enormous strain on the community's services, whether it's in our schools or our facilities. A high-rise building of 34 storeys will set a scary precedent for future developments in the neighbourhood. I think a development of mid-rise or a combination of low-rise/mid-rise buildings would be more appropriate for the "character" of the neighbourhood.

As a condominium property manager I have serious concerns on how this development, if permitted to proceed as planned, would negatively impact the community. Consult with a professional and reputable management company (not one suggested by the developer) to hear what issues will be faced. Many communities of this nature are purchased by offshore investors and what are planned and sold as beautiful condominium turn into rental buildings with all the problems that come with high density rental living. The Absolute towers in Mississauga and the three buildings in Liberty Village are prime examples of this. I don't think this high density proposal is at all appropriate and there will be issues.

My concern is also related to the public commute toward Downtown Toronto already congested on the Yonge-University Line. It will get worse with this development.

The roads leading out of Leaside and Eglinton to the east are already overcrowded and traffic is a huge problem - especially at rush hour. Even with transit it is unrealistic to expect that the residents will not use cars. This will further impact the congestion as there are no other options to get to the east and highways. In addition, it is my feeling (hope I am wrong), that the planners do not take into consideration these comments.

This proposal is entirely inappropriate for the area and sets a dangerous precedent. This development could change the way of life for all residents of Leaside for many many years to come. This area is not meant for high density housing and the traffic would be horrific of 1600 new parking spaces were added not to mention school and daycare overcrowding which is already an issue.

Please please please do something to control traffic flow and parking on local streets

Developments of this sort in this neighbourhood need to be reined in. Why do the developers always seem to have the advantage? I've live in Leaside for 12 years. Transit and traffic have changed significantly and for the worse.

We have to go back to why this space was allowed within a business use area i.e. why was the land use changed if we knew this would be the result. Our schools are at maximum capacity now The buildings, if allowed along the new LRT route, are going to make the new transit at over capacity before it is even in use. It will change the community significantly to one which bears no resemblance to the community we all moved here to enjoy.

If families are the target buyers for these dwellings, they must know that all the local schools are full and are at their limit for portables. The traffic and increase in bad driving manners is already a major problem for Leaside, and this will hardly help! Office space and small retail businesses may be ok, but that many new dwellings seem hugely problematic for an already-problematic area. I'm not in favour, as there needs to be much more planning done in terms of schools and traffic/ safety before this is approved. It's not all about profit and housing.

Don't let big money win. Protect our neighbourhood.

I strongly object to the proposal and hope that the LPOA can finally put an end to this over densification. I hope John steps up to his role.

Having 1500 residential units, buildings higher than 30 stories, and at least 3000 (if not more!) citizens living in this complex is excessive, especially in a neighbourhood not in downtown Toronto. I just registered my 4-year-old son into J/K in St. Anselm's School (in south Leaside) and the school is already at over 120% capacity. What's going to happen in a few years when all of these people move in? And right now, there's already so much traffic with irresponsible drivers on the street, especially on side streets like Broadway (where we live) that we've had countless of times where a member of my family or myself or a neighbour almost got hit. I can't imagine what it will be like if you have over 1600 more cars on the road, who will undoubtedly use the side streets to avoid the congestion on Eglinton. The reason my family moved into Leaside is that we liked that there was a community and "mom & pop" feel to it and that it was still in the city. I recognize the need to increase the population due to the LRT and lack of space in the city, but having high-rises at 31 and 34 stories was not what anyone was expecting, especially when we were told mid-rises would be in the neighbourhood. Having buildings that are no more than 8 or 9 stories seem to be more practical and fitting in with the neighbourhood.

Not sure if any comments are needed! The scale of this project is outrageous, and I'm very worried about the precedent it sets moving forward.

Where would the children of people living in these buildings attend school? Elementary schools are over capacity and what about High school? If they attend a different school are we then creating community cohesion problems? Why can't the building area include a school and park like the school at Yonge and Eglinton did. What about more green space? Have them include parkland.

I am all for intensification of the Laird focus and for development along Eglinton, but it needs to be done in moderation. Local traffic is already becoming an issue and will only intensify with increased development. The LRT is not going to mitigate the area traffic pressures, only increase it.

The senior population is a growing demographic. What plans are in place for seniors in this proposal? (drop-in medical clinic? recreation centre? movie theatre?) Also, seniors take longer to cross roads, need benches for resting, etc. Is this being considered by planning?

The proposal does not seem to take into account the community aspect of this area and in particular the increase in traffic which is already an issue.

This is way too large for the existing infrastructure of our transit systems....and even too large for the future LRT system. The area cannot handle that much intensification. The traffic would be unbearable. The builder should be required to pay a substantial amount of money towards the needed and more expansive infrastructure. There should be more emphasis on livability of the area than is currently in the plan.

This is audacious and completely out of proportion to what the community (already under strain) can handle

The proposal is ridiculous as the last thing Toronto let alone Leaside needs is more condos. The sheer height of the buildings is appalling and not in keeping with Leaside's visual and community appeal. My biggest concern is capacity of schools, utilities, and of course transit/traffic.

Far too big, high, and dense. No regard for the surrounding community, with respect to schools, parks, library, or traffic.

Leaside is a better residential community than rose dale Lawrence park or forest hill. We are greatly changing this pushing families away. More office space would be welcome: jobs available and empty in the weekend/evening will maintain somehow the community balance

Much too big! Leave the existing alone!

I'd like this to pertain to any other the other 6 or 7 developments meant for Leaside as well. I don't mind housing coming in and even 6 or 7 storeys but I think high rise condos are an appalling blight on Toronto and the traffic and number of cars will choke this neighbourhood!

If this development comes anywhere near close of its current proposal, it signifies the bankruptcy of Toronto public planning. It is absolutely ridiculous that there is no serious test for traffic impact when these kinds of developments (any kind of development) is approved.

This proposal does not represent Leaside in any manner. The Developer, Mr. Diamond, says he takes pride in his developments fitting into the neighbourhoods in which he builds. This in no way is the case and he was unable to answer how it did.

Too many development proposals exceed zoning bylaws by significant amounts (physical structure, density, etc.). Bylaws exist for a reason and should be enforced, while allowing for occasional/reasonable/common sense adjustments as needed.

The 939 Eglinton Ave E. proposal is: (1) too large, too dense and grossly out of character for the neighbourhood. High rise buildings are a build form that doesn't belong anywhere in Leaside, as the associated increase in density, height and visual appearance is antithetical to our small town/close knit community feel. (2) Our area schools are at capacity, but importantly, the required step of busing new condo-dwelling children to out-of-area schools will destroy an important foundational pillar of our community, namely: the school-based interaction and friendships that form at the parental and child level from the commonality of attending the same school. (3) Leaside-area arterial and minor arterial roads are currently at capacity, while many of our internal collector and local roads currently exceed their capacity levels, as measured by intended design and use dynamics. The 939 proposal will only further stress our road system, which will result in a marked decrease in safety and quality of life. Many of the same concerns apply to the Laird Focus Area (LFA). The re-designation to a Mixed-Use classification for most of the LFA, without appropriate associated limits on development potential has opened a virtual Pandora's box of inappropriate development applications, which could in a downside scenario result in a near doubling of the population of Leaside. Even more moderate development proposals will represent a sea change in the very character of a neighbourhood already suffering deleterious stresses from out-of-area traffic, big-box retail store invasion and other density challenges from residential development. When pedestrian injuries and fatalities are on the rise, children can no longer play games on our once quieter streets or safely navigate our sidewalks; when weekend errands are mired in traffic jams; when the daily commute time to and from work is increased by traffic back-ups inside the neighbourhood; when the quiet and peaceful enjoyment of our properties are constantly disrupted by honking horns, trucks and cars racing through our local roads, it heralds the destruction of the fabric of the Community.