

# Feedback From Stanley Knowles Housing Co-op

## 1. Infrastructure issues

- Creation/improvement of back lanes to deal with vehicular access for pick up/drop off/delivery/garbage etc. Orchard View is an example of what NOT to do. It is both ugly and dangerous. The guidelines for midrise and tall building, as well as the plans for the Eglinton LRT recognize the importance of back lanes/laneways
- Making good use of the void that will be created by the excavation of the Eglinton LRT to create parking spaces and a PATH-type system which will relieve the lack of parking available now and the overcrowding in access to the TTC, and add retail/commercial space appropriate to our growing population.
- Expand/improve Yonge and Eglinton subway access and platform. It is already overcrowded and dangerous at rush hour and this will only increase as the population in Midtown grows rapidly.

## 2. Improved public realm

- Wider sidewalks to accommodate needs of an aging population. Directly related to this is the need for clear policies/by-laws that will prevent the current trend of developers trying to cram too large buildings in too small spaces by jamming right up against property lines and not allowing adequate set backs for good be
- Use street park amenities eg. better lighting, more seating, landscaping where possible. water features etc)
- Improve and protect existing green spaces and make them more accessible (Eglinton Park, ravines etc.)

## 3. Leveraging intensification

- This is well explained Terry's Principle #3
- If developers wish to profit from building here and the city is going to permit such building, then both parties have a responsibility to create a clear and transparent plan, beyond the use of Section 37 money, to finance and create the infrastructure necessary to support the increased population. The city's plan to increase development charges is a step in the right direction.

Three questions below.

1. Will this Study incorporate the work and recommendations of the Yonge/Helendale/Duplex/Orchard View Block Study?
2. Will this Study identify and quantify the soft infrastructure support that exist and will be needed in Midtown (eg. the ability of schools to deal with an increased population, the balance between residential/retail/commercial element in developments?)
3. Will some specific metrics be included in policies that govern setback of developments? The answer was mainly yes. There would be an attempt to provide as much clarity as possible and there would be recommendations as to what should be a guideline, what a by-law and what should be included in the Official Plan.