



Upper Avenue Community Association

Fostering the Well-being of our Community

AVENUE-LAWRENCE DEVELOPMENT SURVEY RESULTS

A survey was created and sent to UACA subscribers on October 6, 2020, promoted on the UACA Facebook and Twitter accounts as well as on the Ledbury Parks Connects Facebook Group and the NextDoor app (specifically for the UACA catchment area). A total of 286 residents responded by October 10.

The survey and letter attempted to use neutral language so as not to unduly influence opinions; not an easy task. The e-blast appears in Appendix I and the questionnaire in Appendix II. This is a summary of the findings:

HEIGHT

The proposed heights are significantly greater than any other existing or in-development property in the area. Residents were very much opposed:

“The proposed building heights for the two towers are 47 metres and 35 metres whereas the bylaw permits a height of 22.5 metres and none on Avenue Road are more than 25 metres. To what extent do you agree with this proposed height deviations?”



PARK

A restful park was the most popular option. Respondents were allowed to answer to more than one and the average person selected 2.0 options:

- 1) Benches and flower beds 71%
- 2) Fountain with seating 49%
- 3) Children's playground 33%
- 4) Pet park 25%
- 5) Picnic area 23%
- 6) Other 2%

RETAIL

Respondents were allowed to answer to more than one and the average person selected 3.5 options. The top five categories were:

- 1) Grocery store 65% (assume this means Pusateri's to many)
- 2) Coffee shop 60%
- 3) Sit-down restaurant 58%
- 4) Medical/dental office 33%
- 5) Home goods 31%

MAJOR CONCERNS

Respondents were allowed to answer to more than one and the average person selected 2.9 with the largest concern being increased traffic congestion.

- 1) Increased traffic congestion 90%
- 2) Impact on future development 57%
- 3) Safe pedestrian access 44%
- 4) Shade impact 41%
- 5) Quality of retail 34%
- 6) Wind impact 31%
- 7) Accessibility to Douglas ravine 25%
- 8) No concerns

LEFT TURNS IN AND OUT

Parking access (600-car underground and 5 truck-loading bay) will require that left turns in and out, at both the Avenue and Lawrence driveways, be made without the assistance of traffic lights

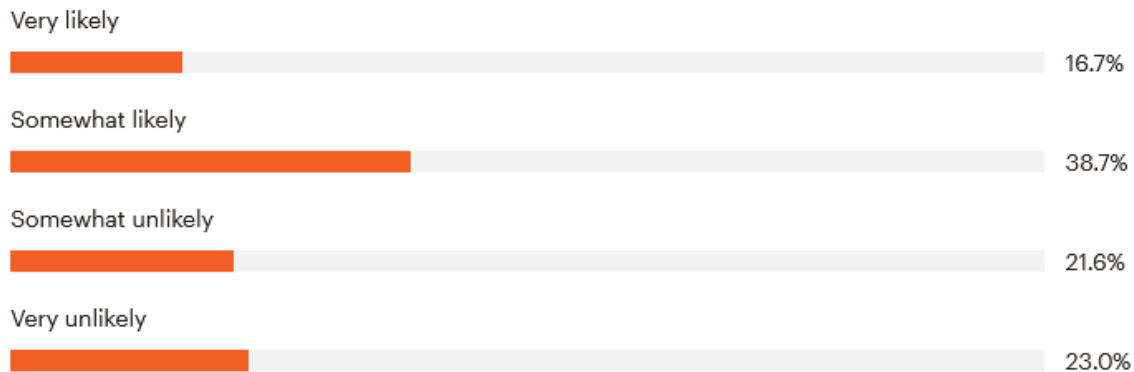
(similar to the current situation when accessing Pusateri's). We asked to what extent residents are concerned with this situation. The answer was clear, very concerned:



VIRTUAL COMMUNITY CONSULTATION MEETING

Despite strong feelings on this development only 17% are very likely to attend the community meeting:

“There is a virtual community consultation meeting with the developer on October 22 (time TBD). How likely are you to attend?”



DEMOGRAPHICS

Respondent were:

- Female 67%
- Age 35+ 94%

OPEN COMMENTS

79 respondents provided additional comments which were overwhelmingly related to height and traffic. These verbatim comments appear in Appendix III.

APPENDIX I: E-blast to Members



AVENUE & LAWRENCE DEVELOPMENT SURVEY

The northeast corner of Avenue Road and Lawrence (up to and including Pusateri's) is slated for a large development of 445 residential units in two towers as well as commercial and retail space. As with most new developments, this one will be a mix of good and not so good things for the community. Our objective is to maximize the former and minimize the latter. For more information visit

<http://upperavenuecommunity.com/avenue-and-lawrence>.

In preparation for meetings with the developer we are soliciting opinions from residents of the UACA community with this short survey.

Please click the following link and share your thoughts: [SURVEY](#)

Thank you!

APPENDIX II: Survey Questionnaire

Survey intro

With this short survey we are looking for your input in preparation for meetings with the developer of the large property on the northeast corner of Avenue and Lawrence. For more information about the development please visit <http://upperavenuecommunity.com/avenue-and-lawrence>. We thank you for your participation.

Questions

- 1) The proposed building heights for the two towers are 47 metres and 35 metres whereas the bylaw permits a height of 22.5 metres and none on Avenue Road are more than 25 metres. To what extent do you agree with this proposed height deviations?
 - a) Strongly agree
 - b) Somewhat agree
 - c) Somewhat disagree
 - d) Strongly disagree

- 2) Which of the following types of public parks would you like to see at this location?
 - a) Children's playground
 - b) Benches and flower beds
 - c) Picnic area
 - d) Fountain with seating
 - e) Pet park
 - f) Other _____

- 3) What types of retail would you like to see at this location? (Check all that apply)
 - a) Grocery
 - b) Sit-down restaurant
 - c) Fast food restaurant
 - d) Coffee shop
 - e) Fitness studio
 - f) Florist
 - g) Hair salon
 - h) Clothing store
 - i) Home goods
 - j) Sporting goods
 - k) Medical/dental office
 - l) Other _____

- 4) Which of the following are major concerns for you about this proposed development? (Check all that apply)
- a) Shade impact
 - b) Wind impact
 - c) Accessibility to the Douglas Ravine
 - d) Safe pedestrian access to schools south of Lawrence
 - e) Increased traffic congestion at this intersection
 - f) Impact on future nearby development
 - g) Quality of retail
 - h) I have no concerns
 - i) Other_____
- 5) Parking access (600-car underground and 5 truck-loading bay) will require that left turns in and out, at both the Avenue and Lawrence driveways, be made without the assistance of traffic lights (similar to the current situation when accessing Pusateri's). To what extent are you concerned with this situation?
- a) Very concerned
 - b) Somewhat concerned
 - c) Not concerned
- 6) Please share any additional comments that you wish to make about this proposed development
- _____
- 7) There is a virtual community consultation meeting with the developer on October 22 (time TBD). How likely are you to attend?
- a) Very likely
 - b) Somewhat likely
 - c) Somewhat unlikely
 - d) Very unlikely
- 8) Which best describes your gender?
- a) Male
 - b) Female
 - c) Other
- 9) Into which of the following age groups do you fall?
- a) Under 19
 - b) 19-34
 - c) 35-49
 - d) 50-64
 - e) 65+

10) What street do you live on? _____

11) Please provide your email address below and click subscribe to stay informed on news and issues of importance to our neighbourhood.

APPENDIX III: Verbatim Comments

Question 6: Please share any additional comments that you wish to make about this proposed development
Enough has been done to destroy the feel of a community. If I wanted to live at Yonge and St Clair, I guess I would have bought a place there years ago. I don't want that vibe. Enough is enough.
we have by laws for a reason. pls respect.
This is too large and too congested a development. Traffic in that area is already congested, this would make it worse. I worry about setting a precedent. Low rise buildings (4-5 floors) are what fit into the look and feel and should be respected. 15 floors is not appropriate for this area. If these are to be family condos, where will all the kids go to school as the local public schools are already over-capacity?
Already very difficult to make a left turn from Rosewell onto Lawrence after 4pm when right hand turns are not permitted
Why do we need another condo on Avenue rd? Isn't bad enough that the city allow at least FOUR cannabis shop to open on this street??? Too much traffic congestion and loud speeding cars and motor cycles already. Stop trying to develop every piece of open space with condos!
I am concerned Increased Traffic congestion, height of the buildings being too tall and creating too much shade, and lack of green space.
The scale of this project is preposterous in light of the planning dept's Avenue Road Study which provides a template for acceptable scale. It is not a mini Eglinton Ave/Yonge St. intersection! Toss it-don't waste staff time and community leaders' time!
Avenue Road suffers from some highly unappealing streetscape. Great example is the recent development at 1725 Avenue Rd (Ambrosia is a tenant). That development does not appeal to foot traffic. No benches, no planters, retail very monolithic (and show as retail turnover is high).
We need development on Avenue, it has fallen behind Yonge and it's about time we catch up. We pay thousands in property tax to live in this area and the majority of residents want avenue rd to be revitalized. We need this !!! It's 2020 not 1950. Let's start making avenue rd part of the future and not fall behind like Bathurst St.
There has been a pedestrian death in that area within the last 2 years. Please ensure traffic is minimized and safe for all.
The traffic in this area will be maddening.
If approved as submitted it is a terrible precedent for future development along Avenue Rd and Lawrence Ave
Units should be of varying prices in order to be affordable for more than just the richest 1%. Access to the plaza via left-turns will be a disaster for the intersection. Access should only be through right turns or a side street.
What improvements above the minimum set out by the city do you plan to bring to the community? What infrastructure besides the park will be added to the neighbourhoods. The current pedestrian ingress and egress is not good but has a much lower volume. Is there an ability to encourage exit to Lawrence or avenue instead of both and have a light there? Lastly in terms of pedestrian and cycling infrastructure could that be part of the improvements?
Avenue and Lawrence is a major hub for utility repairs and traffic in the area is already an issue, especially when repairs are being made. Spill over traffic (and frustrated drivers) diverts to Elm and residential side streets, with little regard to 4 way stop signs. With all the schools in the area, accidents are waiting to happen. Adding potentially 455 cars to the mix will merely accelerate the problems we already face. Development is going to happen, but should be in accordance with the Avenue Road Study.

Will cause even worse traffic congestion that already exists. Also it is very dangerous for the proposed number of cars to be turning left to reach the underground.
The area does not lend itself to condo/ apartments. Perhaps a community centre for the area would be a better use the land
While I would like to see our neighbourhood remain quiet and secure, I also realize that people need places to live. So I support this development.
I'm appalled at the proposed height of this development. This is already a very busy intersection and the proposed high density will make it unbearable . I live north of Lawrwnce and by 3:00 daily between schools letting out and drivers trying to reach the 401 traffic slows to a crawl. I'm all for development and change but I think this is just too radical in height for the neighbourhood.
Traffic from Avenue Road going west on Glengarry Avenue should be prevented.
Too large for the area and will change the character.
Traffic light needed
All these developments set precedents. If this is significantly above current limits the next one will be even more so.
Any entrances should be right-in and right-out only. From my perspective, existing Lawrence/Avenue Rd. intersection is already overloaded, it is hard to imagine how there would be minimal traffic impacts! More loading of the intersection will just drive traffic onto the side streets, which are not designed or suitable for rush hour traffic volumes. Setbacks should be sufficient to give wider sidewalks on Avenue Rd and Lawrence than currently exist to handle increased pedestrian traffic.
I am concerned with the overall height of the proposed building as it is not in keeping with the neighbourhood. Secondly, the added congestion will also become a factor especially for an already busy corner
This is an irresponsible proposal due to it's density. The proposed building is too large for the neighbourhood.
Too much density. Schools are at capacity
The height of the building is insane, the number of units and implications on traffic is utterly insane
Way too High!!!!
I thought there was an Avenue Road development plan already vetted with local residents. This development doesn't conform to that plan. Why is the city allowing this to proceed? It will change the whole complexion of the neighbourhood. As a 50 year resident of this area, I accept change, but this is completely out of place, so close to schools and single family homes, at an already-busy intersection.
Too high and too large for this neighbourhood. My friends live at 1555 Avenue Rd. Major impact from this development and the one across the street. Shade, wind, noise.
I'm totally opposed. There has been too much redevelopment already
Far too large and high for the area. Changing the look and feel of the area which is not what current residents bargained for.
Traffic on Avenue Road has dramatically increased over the last few years, and is sending increased traffic to side streets. This development will make this much worse. The height of the buildings would set a very bad precedent for the area. Build condos, but keep them lower.
Increasing density at nodes well served by transit is desirable. There are a number of young Jewish families with a large number of children either living in the area or aspiring to do so. The idea of testing 3, 4 and 5 bedroom units within this proposed development for this market would be interesting.
I am extremely concerned that this proposal is close to double the height of the current limits. This is completely unacceptable and does not meet the character and esthetics of this residential neighborhood. This should be stopped. The maximum should be equivalent to the condo at Avenue and Fairlawn. The comparison to Lawrence and Yonge is completely irrelevant. Stop this nonsense.
Too much development, too much density, traffic/safety concerns, left-turn fiasco, terrible height proposal, not enough school capacity -- this proposal is utterly ridiculous and short-sighted for this area.

Buildings of this size should not be tolerated in this type of residential area. This would only allow future dev of same scale. Will ruin the small neighborhood Feeling
In my opinion a building with this height and increased traffic as a result if so many occupants is not a good idea. With the HS across the street it's very concerning from a traffic congestion perspective. The left turn as specified is very dangerous as it is.
It would be nice if these buildings didn't meet the sidewalk but that there was a deep setback from road to building. Are the residential units going to be priced so high as to exclude many of the people living in the area? Is this going to be exclusive?
Major concern with traffic and safety issues.
There should no left turn into the southbound lanes when exiting the new driveway on Avenue Rd. The amount of traffic exiting Pusateri's today will only get worse.
the traffic is already a huge issue at the intersection of Ave Rd and Lawrence. I am very concerned about the increase in traffic and danger to pedestrians.
This entire area is becoming over-developed with high-rise buildings. This is crushing the character of the neighbourhood where young families are trying to raise children. Traffic has become untenable and this just opens the way for other mammoth developments.
There should be no left allowed out of the driveways to reduce congestion
There is absolutely too much development on Avenue Road between Lawrence and Melrose. There is too much traffic.
It is way too big!
Traffic on avenue road is crazy as it is. 2 additional left turn access are just too dangerous
Density is an issue . We need to learn from COVID. Congestion will be significant. Both Noise and traffic will increase.
Traffic is already awful on Avenue north of Lawrence. This will make it even worse!!
This is a residential neighbourhood with children walking to school and such a large development will make this area very congested and traffic will become and issue . Also the height of the building being almost double of existing buildings is not justifiable . Once it's done there will be more and more developments similar to that and there will be further congestion and Privacy concerns
Nightmare
It's hard enough making a left turn there now. I can't imagine the congestion when traffic goes 10-fold.
Need a clearly articulated explanation of the benefit to the community especially in respect to traffic management
There is already terrible traffic congestion in the area. Adding such an influx of cars/tenants is indicative of very poor urban planning as there is no change in the infrastructure to accommodate such a development. There should be much tighter restrictions placed on this project!!
Don't want the development
Unnecessary increase in traffic and congestion taking away the charm and residential feel of the neighbourhood. The loading docks will increase the number of trucks in the area and will impact the safety of our kids crossing to go to school.
It must be kept to a maximum of 7 stories, as there will be many more buildings built on Ave. Rd as land is bought up for development, & these builders will want to build higher if other buildings built before theirs are higher.
Looks out of proportion to the existing landscape
Very concerned about the height of the building, this will set precedent to other development. The By-law should be firm on this. No deviation should be allow. The By-law would be senseless if deviations are allowed. The increased density and traffic will reduce the "walk-ability" of the community, endangering pedestrians especially with the close proximity of schools 9 Glenview, Lawrence park and Havergale.

Density constrains neighbourhood liveability
This is a very large development being considered. I disagree with the assessment that traffic disruption would be minimal. Pre-pandemic, the weekend traffic to get in and out of Pustateri's required that a police office was stationed to direct traffic. This proposal suggest the same issue would occur without traffic lights. The shade that will created by the new buildings is also a problem. On a nice sunny day, it is great to have an unobstructed view of all four directions when standing at the Avenue and Lawrence intersection. If these buildings are developed, one will see a monstrosity at the NE corner. We do not need additional retail as some of the existing small businesses are already hurting. We need more public green spaces for the residents in the neighbourhood.
Height is very concerning. Traffic issues are also very concerning. Let's keep Avenue road functioning and relatively quiet!
The neighborhood will be ruined
It's ridiculous. They need a police officer there just to get pusateris people out of the parking lot.
This will choke the major arteries of Avenue Rd. and Lawrence Ave. The spill over on residential side streets will be chaotic, unsafe and extremely dangerous to the residents, pedestrians, joggers, dog walkers, families with children, elderly and cyclists alike. Our streets and sidewalks are not designed for this mass influx of motorised and human traffic.
The proposed towers are way too high!
It should not be located at the corner.
This is terrible. Whose idea was this? Tragic.
Too high. Too dense. No commitment in plan for community green space OT facilities.
We all have to adhere to the bylaws why can't they?
Traffic along Avenue Road now is brutal causing drivers to seek alternative routes through our residential streets. This has not only increased volumes on our streets but also driving speeds that are ridiculous causing safety issues and accidents.
Outlaw left turns
I do not think the proposed development should be any higher than the current condo development projects under construction on avenue road. This is a residential community away from the subway system not a new commercial development space. I think it is important to maintain the community feel of the existing neighbourhood.
Changes the feeling of the neighbourhood. Each developer goes higher and wider than bylaws and it continues. They are there for a reason and I don't want my residential value to decrease because of huge buildings and congestion of traffic.
I think during these uncertain times these projects should be put on hold. You can't turn your head around in this city without seeing a condo tower coming up. What about more schools ? more hospitals ? more care for the elderly ? more parks for the children ? Is this the type of city we want in the future: just concrete buildings ?!?!?!
This development will nicely cleanup the corner
Too many stories, reduce height and concentration of building