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Monday, June 13, 2005

From: Dufferin Grove Resident's Association
To: Elise Hug (Planner, City of Toronto, City Planning Division, South District)
Re: Havelock / Sylvan Development

Our preliminary thoughts on the drawings we saw today...

1. Proposed building is not in keeping with general look of the neighbourhood (comprised mostly of 1-1/2 to 2-1/2 storey houses on Havelock and 1-1/2 on Sylvan). While the elevations make it appear like 3-1/2 storeys, the massing will read more like 4 storeys since the roof is applied onto the walls. Visually, the development will seem about 2 storeys above the rest of the neighbourhood. It would be nice to have the developer draw 2-3 neighbouring houses.
2. The density is noted as 2.5times coverage, which if I am not mistaken is slightly above the current coverage of Doversquare apartments! While I understand the need to intensify in the city, this seems beyond a reasonable approach in this 0.6times coverage neighbourhood. I hope the new official plan didn't call this lot an apartment neighbourhood too!
3. Ramp to underground parking would be the only one on Havelock street. Could it be located further into the lot?
4. Also, it is not feasible as shown:
 - 3m @ 5% =0.15m drop in elevation
 - 6.2m @ 15% =0.93m drop in elevation
 - Total Drop =1.08m! (not high enough to underpass the proposed balcony finished level and its floor assembly).
5. It's a shame that not more of the existing façade is kept. The efforts to duplicate details are not really convincing. The quasi historical approach to the design is also regrettable.
6. Overlook on South Side from Block D is new
7. Overlook on West Side is new from Block D and C is new
8. I agree with Andrea's comment that the rear building is too large in scale, especially with the near-to-vertical roof profile shown. I don't know of any buildings in the area with a rear coach house that is above 1-1/2 storey, with the exception of one old factory at Rusholme-Dovercourt alley south of Hepbourne which is brick (2 Storeys).
9. Is doubling of sidewalk at east side (Havelock) desirable?

10. Material tags seem unlikely to be built as shown (brick wraps around to the rear, where the usual thing that gets built is EIFS)

11. Is firefighting to rear units possible?

12. The driveway seems to me to be too far north for the existing tree to survive. Havelock is a well preserved treed street –I think you’ll have the majority of the residents on your back if this is ignored! Personally, this was a really big ‘selling’ feature us and continues to be a great enhancement to the quality of life on Havelock.

13. The grade line on elevations are completely misleading (street people and cars are shown underground). I would be pretty embarrassed if that was my drawing.

14. The unit types are disappointing to say the least. I couldn’t tell the numbers of units beyond 50 in total but the sizes varied between 620-695sq.ft which is not really believable for a 2 bedroom –Is there not a family oriented real estate market out there? The site is within 1-2 blocks of a few schools and one of the best parks in the city!

DGRA Executive