



To Residents of TSCC#1577 and TSCC#1723

RE: APPLICATION BY MAIN AND MAIN DEVELOPMENT INC.

(File # 13 280673 WET 05 02) to amend the former City of Etobicoke Zoning Code to permit the construction of a 40 storey mixed use building containing 5433 m² of retail uses in a 2 storey podium and 378 residential units in a 38 storey tower, located at: 5239, 5243 and 5249 Dundas Street West and 3 Auckland Road.

In the past two Essex Newsletters, we have communicated to you about the proposed new condominium project just to the west of Essex 2.

You might have noticed the recently posted notice boards by the City on the Dundas and Auckland Road sides of the development that announces that there will be a community meeting about the application in the near future. At this meeting, all interested citizens are invited to attend and voice their reactions to the proposal. We will post the date and location when it becomes available.

While the Boards of Directors of the five Essex buildings have been in consultation, through their representatives on the Essex Shared Roadway/Walkway Committee, about our community perspective on the project, all Essex residents are encouraged to attend as well to provide as large a community presence as possible.

As we have mentioned in the Newsletters, the aforementioned development project is a welcome potential upgrade to our surrounding neighbourhood. However, there are certain aspects of the proposal that we believe will be detrimental to our quality of life as residents of the Essex Community, if there are not changes.

Our analysis so far, suggests that seven significant changes must be made to the design of the development to allay concerns of the residents of the 1500 homes of the five condominium buildings of the Essex community and especially those of the residents of Essex 2 condominium immediately adjacent to the development. These requested changes are:

1. Reduce the scale of the overall development that is almost 2.5 times the aggregate residential scope in terms of dwelling units plus two storeys of retail space never included in the Essex site development and condominium documents. The lot size does not justify the population or traffic congestion inherent in the proposal. Under no circumstances should the current zoning restrictions be relaxed.
2. Reduce the negative visual impact of the new tower for residents of the west side of Essex 2 by increasing the distance between the two towers as much as possible from the current 20 metre distance from tower to tower and reduce the width of the tower as much as possible as viewed from the east.

3. Reduce the scale of the proposed retail space which is 5 times the current street level retail establishments to reduce the traffic and illegal parking on Viking Lane. The current establishments have an estimated 20 street level parking spots, the proposed development has none.
4. Provide some surface visitor parking to the south of the development site to provide quick entry convenience for retail customers thus reducing the likelihood of illegal parking on Viking Lane.
5. Place the pickup/drop off front entrance of the condominium on Auckland Road versus Viking Lane to reduce traffic congestion and illegal parking on Viking Lane.
6. Retain the new condominium's Viking Lane entrance as a pedestrian only entrance, similar to the existing Essex 2 entrance, providing a convenience for residents of the new development to enter or leave their building from both the east and west sides.
7. Restrict access to Viking Lane for all vehicles entering the development site from Auckland Road to eliminate a new short cut between Kipling and Auckland Road that will add traffic, negatively affecting safe passage on Viking Lane.

If you support the above changes, there are three ways to make your voice heard:

1. While your Boards of Directors are weighing options in a formal statement at the meeting, your individual presence at the meeting is encouraged as well to emphasize your support that these changes are important to us all.
2. If you are not able to attend the public meeting, we invite ALL residents to sign their name to a STATEMENT OF SUPPORT that voices support for the above seven changes. The forms will be available at your building concierge desk. Please take a moment to add your voice.
3. Communicate your support for these changes directly to Councillor Peter Milczyn at councillor_milczyn@toronto.ca

Beyond the meeting, your Boards of Directors will be participating in a "working group" process involving board members from all five Essex buildings, the developer and city planning staff, chaired by our Councillor Milczyn to find a practical way for these changes to be incorporated into the final development application that will be before City Council for approval early next year.

Respectfully,
On Behalf of the Board of Directors for
T.S.C.C. # 1577



Mr. Fred Reichl, President

Respectfully,
On Behalf of the Board of Directors for
T.S.C.C. # 1723



Mr. Alan Webb, President