

SAVE THE VALLEY RIDGE

Communiqué to residents – March 2013
Yonge Ridge Homeowners' Association (YRHA)
(Incorporated 1975)

Old Yonge Street . Don Ridge Drive . York Ridge Road . Oakley Place .

Sadly the March 1st, 2013, OMB mediation with IRE-Yonge Developers Inc., for the property at 4155 Yonge Street, collapsed.

Proposed development is a 12-storey mixed use building which requires multiple amendments to Official Plan and Zoning By-laws. **It tops the valley ridge at a height that exceeds the Church steeple!**

If this development is approved it is almost certain that within a decade this stretch of Yonge Street would be redeveloped with higher density buildings towering over the valley ridge.

Should we permit Yonge and York Mills to become another Yonge and Sheppard?

YRHA remains firmly against the development as proposed, for reasons that are described in the Communiqué.

The issues that are opposed by YRHA, St. John's Church, and Condominium Residents are:

1. **Building height** – the developer is seeking approval to erect a building that will be 5 storeys plus penthouse, **some 23 meters (75 feet) above top of the valley ridge.**
2. **Greenbelt** encroachment into the natural area of the valley ridge – a removal of over 46% of the slope and its vegetation which would negatively impact slope erosion.
3. **Setbacks** – the development fails to meet several of the setback requirements of the existing Zoning By-laws. This fails to recognize that the resulting traffic congestion would have a critical impact on the condominium residents.

See attached elevations for issue references.

We are heading to the OMB for resolution of the dispute on April 29th, 2013.

We are looking to the residents of the three interested parties to join together in financially supporting this important community position in opposition to this poorly planned development.

Your financial support is critical