

80 Dale Ave

From: 80 Dale Ave
Sent: May 3, 2019 5:53 PM
To: 80dale@podiumdevelopments.com
Subject: 80 Dale Ave: Community Follow-Up
Attachments: 19-05-03_80 Dale Redesign.pdf

Hello,

You are receiving this email because you attended the Public Consultation Meeting for 80 Dale Avenue on February 6th and indicated on the sign-in sheet that you would like to be kept up to date via email.

We have been working very hard after hearing the community comments from the February 6th meetings. We understood your concerns, and have used first principles to try to re-imagine what this site can look like with your concerns in mind. We now have a revised development proposal that we hope speaks directly to your concerns and will be seen as a benefit to this community. The attached PDF shows the concept.

Most significantly, we have re-imagined the site with:

- Considerably less height, with a maximum height of 11 storeys (From 27)
- Much more publicly-accessible greenspace, deployed in a linear 25m wide (80') green park
- Reduction of units and overall density by approximately 1/3
- Reduction in total vehicles and parking spaces by approximately 1/3
- Target market of retirees and seniors, including a new possible retirement home
- Additional community benefits, including:
 - a pedestrian-ring trail of approximately 400m that allows for active walking around the site as an extension of the neighbourhood
 - Off-leash dog area
 - Outdoor fitness equipment
 - We are pursuing a proposed GO/VIA Guildwood connection under Kingston Road, as well as a direct Kingston Road pedestrian connection.
 - Community flexspace (approx. 2,000sf). Previously proposed as a daycare, this could be programmed based on your feedback (ie. Party rooms, meeting space, ancillary commercial like retail store or ice cream for example)
- We have hired a third-party peer review consultant for transportation impacts and analysis on our own accord to confirm any transportation related studies and improvements necessary;
- We are pursuing FitWel certification to better design our buildings for occupants and the surrounding community with a focus on wellness.

We're hopeful that this complete re-design has addressed many of your concerns, and that we can work together to ensure we resolve any new ones or try to add any specific suggestions you may have for the site.

We hope to receive your comments on the attached plans before May 17th so we can try to incorporate them into our submission package to the City. Feel free to email us back at this email address:

80Dale@PodiumDevelopments.com

We look forward to hearing from you!

Warm Regards,
80 DALE AVENUE, AND

