

Meeting Notice

Community Consultation Meeting

Planning application for: 362 Wallace Avenue

Meeting Date: Tuesday, July 26, 2011

Meeting Time: 6:30 - 8:30 pm

**Meeting Location: St. Luigi's Catholic School (Gymnasium)
2 Ruskin Avenue
Toronto, Ontario**

Site

The site is located at 362 Wallace Avenue at the west end of Wallace Avenue adjacent to the city walkway and pedestrian overpass. The site has an overall area of approximately 12,626 square meters. The site is currently fenced off and vacant and has been environmentally cleaned to residential standards and approved by the Ministry of the Environment.

Proposal

The applicant proposes to build 174 new residential dwelling units as stacked townhouses. As well, adjacent to the pathway and as a buffer to the pathway and train track the applicant proposes to build 25 light industrial units. The site will contain 176 below grade parking spaces for the residential including 23 visitor parking spaces and 50 spaces for the industrial units including 25 below grade parking spaces. Access to the parking garage will be at the north end of the site off Ruskin Avenue. Additionally, 19 visitor street parking spaces will be provided. The overall height of the buildings will not exceed 3 stories or 14.0 meters. Total building area of the residential will be approximately 3,536 square meters and 14,500 square meters of gross floor area. Total building area of the industrial will be approximately 2,094 square meters with 3,050 square meters of gross floor area. The proposed overall density would be 1.39 times the lot area.



The site will have road access from Wallace Avenue, the continuation of Macaulay Avenue and connection to Ruskin Avenue.

Purpose of the Meeting

The meeting will provide an opportunity for the community to have input on this project, view the plans and ask questions, before the developer submits an application to the city.

If you cannot attend the meeting you can still make your views known by sending your comments to Fred Guth by fax at 416-638-8848 or by e-mail to fred@somerset-home.ca. Please also cc. your communication to Councillor Ana Bailão, Ward 18, to the fax number 416-392-7957, or by e-mail to councillor_bailao@toronto.ca.