



Project No. 19233

December 2, 2020

By email only to nycc@toronto.ca

North York Community Council
Community Planning – North District
North York Civic Centre
Main floor, 5100 Yonge Street
Toronto, ON M2N 5V7

Dear Chair and Members of City Council :

**Re: 405 and 415 Mount Pleasant Road, 323, 323R and 325 Balliol Street
City File No. 20 185472 NNY 15 OZ
Official Plan Amendment and Rezoning Application**

As you are aware, we are the planning consultants for 2959888 Ontario Inc. (“the owners”) the registered owners of the properties municipally known as 405 and 415 Mount Pleasant Road, 323-325 and 323R (Rear) Balliol Street (the “subject site”).

On August 25, 2020, we filed applications on behalf of the owners to amend the Toronto Official Plan, the City-wide Zoning By-law No. 569-2013 and the former City of Toronto Zoning By-law No. 438-86 to permit the redevelopment of the subject site with a 9-storey mixed-use building and three 3-storey townhouses (“the Proposal”).

The mixed-use building is proposed to be predominately for seniors’ care and living, comprised of 68 memory care suites for people living with Dementia and other forms of cognitive impairment, and 18 assisted living units in addition to 325 square metres of ground floor retail/community use space and 372 square metres of office. As part of the submission, the townhouse units were proposed on the 323R Balliol Street property, to be accessed via the proposed private driveway.

The owners have a track record of providing care to the GTA’s most vulnerable seniors and are not aware of other offerings in the market that embrace caring for this population as a core focus. The proposal will provide a much-needed housing opportunity in the community that is reflective of the need to accommodate an aging population.

We received Community Planning comments (inclusive of Urban Design, Transportation Planning and Heritage Planning comments) dated October 26, 2020. The comments identified revisions to the Proposal requested by Planning Staff, including the direction to eliminate the proposed townhouses from the Proposal and

restore the outdoor amenity space on the 323R Balliol Street property that had been previously presented at the pre-application consultation meeting.

Notwithstanding our opinion, we respect the position of Planning Staff and, on behalf of the owners, can **commit that all three townhouses will be removed from the Proposal**. This revision will be reflected in a comprehensive package of materials prepared for a resubmission.

Community Council is not being asked to make a planning decision today, but is simply being asked to allow this application to go through the normal public consultation and staff review process. We look forward to continuing to work with city staff and the community on the Proposal and associated applications. Should you have any questions please do not hesitate to contact the undersigned or Caitlin Allan at (416) 947-9744.

Sincerely,
Bousfields Inc.



Louis Tinker, MCIP RPP

cc. # *Councillor Jay Robinson*
Al Rezoski, City of Toronto
Rob Kansun, Sierra Corporation
Andrew Farncomb, Cairn Merchant Partners
Kate Lyons, Goodmans LLP