

NY34.86.1

North York Community Council - North York Community Council Meeting - August 12, 2014

From: "Janice Robinson" <jrobinson@goldberggroup.ca>
To: <nycc@toronto.ca>
Date: 08/08/2014 1:41 PM
Subject: North York Community Council Meeting - August 12, 2014
Attachments: Letter to NYCC, Aug. 8, 2014.pdf

Hi Francine:

Please find attached a letter addressed to North York Community Council regarding Item NY34.86. I would appreciate if you would distribute copies of this letter to members of Community Council.

Thanks,

Janice Robinson, MCIP, RPP
Senior Associate

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August 8, 2014

Chairman and Member of North York Community Council
North York Civic Centre
5100 Yonge Street
Toronto, Ontario
M2N 5V7

Dear Sir/Madam:

**Re: Application for Amendment to the Official Plan and Zoning By-law
191 and 193 Empress Avenue
File 13 273991 NNY 23 OZ**

We represent the owners of the above noted properties and this letter is in response to the Staff Report on the Community Council agenda on August 12, 2014.

The application for amendment to the Official Plan and Zoning By-law included submission of a Planning Report presenting the planning rationale in support of the proposal. The proposal seeks approval for 8 townhouse dwellings at the corner of Empress Avenue and Willowdale Avenue. From an area context perspective, the Willowdale Avenue corridor currently contains a mix of residential dwelling types, including single detached, semi-detached and townhouse dwellings as well as walk-up apartments. Commercial uses are also located on this busy corridor. In our view, this context and the existing policy framework support the evolution of the Willowdale Avenue corridor with a wide range of dwelling types (including townhouses) as proposed in this application.

Thank you for your consideration of this proposal.

Yours truly,

GOLDBERG GROUP

A handwritten signature in black ink, appearing to read "J. Robinson", with a long horizontal line extending to the right.

Janice Robinson, MCIP, RPP
Senior Associate

Cc Jason Brander, Community Planning Department