

CHAMPLAIN TORAH EDUCATION CENTRE

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December 10, 2015

DELIVERED by Facsimile: 416-392-2980 and
electronically: clerk@toronto.ca

URGENT

City Clerk's Office
City Hall 13th floor, West Tower
100 Queen Street West
Toronto, ON M5H 2N2

Attention: Ulli S. Watkiss, City Clerk

Dear Ms. Watkiss:

Reference: PG 8.6 Property: 18 Champlain Blvd. Toronto
Tippet Road Area Regeneration Study - File No. 13 120982 NNY 10 TM

Champlain Torah Education Centre (the "Centre") is the registered owner of the lands at 18 Champlain Blvd., Toronto. The lands are located within the area addressed in the above-noted study.

Having reviewed the proposed Official Plan Amendment arising from the Tippet Road Area Regeneration Study, the Centre has objections to, amongst other matters, the land use designation and density assigned to the Centre's lands in the proposed Official Plan Amendment. In addition, the Centre is concerned with inadequate intensification. The lands are very close to a subway station and should have land uses permitted which are of an increased intensity which maximizes the benefit of subway proximity. The Neighbourhood "A" lands should be accessible from the new Public street off Tippet Road, rather than off of Champlain Blvd. Therefore there will be less intrusion to the existing residential neighbourhood. The frontage on Champlain Blvd., could be street townhouses and behind them high rise structures. The parking for both the townhouses and the high rises should be from the new Public street off of Tippet Road.

We respectfully request that the adoption of staff's report and passage of the Official Plan be postponed until we have been afforded a further opportunity to speak with staff regarding the impact of the proposed amendment on the Centre's lands.

Should you have any questions or concerns, please feel free to contact the undersigned at 416-630-9130.

Very truly yours,

CHAMPLAIN TORAH EDUCATION CENTRE

Per:



Ariel Remer