



November 12, 2015

Planning and Growth Management Committee
10th floor, West Tower, City Hall
100 Queen Street West
Toronto, ON M5H 2N2

Attention: Ms. Nancy Martins, Secretariat

Community Planning
North York District
5100 Yonge Street, Ground Floor
Toronto, ON M2N 5V7

Attention: Mr. Joe Nanos, Director, Community Planning North York District

Dear Sir/Madam:

**Re: REQUEST FOR REVISION TO THE PROPOSED TIPPET AREA REGENERATION STUDY
OFFICIAL PLAN AMENDMENT to reflect the Staff Recommendations for the site
specific zoning application on 30 TIPPET ROAD**

Planning and Growth Management Committee Item No. PG8.6

We are the solicitors for Shiplake Management Corporation and Build Toronto, the owners of the property municipally known as 30 Tippet Road (the "Site") in the former City of North York. Our client has worked cooperatively with City Staff over the past three years on a site specific zoning application which would facilitate the development of a 12-storey condo building and an 8-storey purpose built rental building on the Site, which proposal also includes an affordable housing program, a new municipal road, a new municipal park and privately owned publicly accessible open space, all of which were agreed to by our client in order to implement the goals of the Tippet Area Regeneration Study of creating a comprehensive development framework for the area.

On November 4, 2015, City Planning Staff issued a Final Report recommending approval of our client's site specific zoning application, which report included a draft site-specific Zoning By-law Amendment for our client's site. The Staff Report recommends a height of 41.9 metres for the 12-storey building (Building A) and 26.08 metres for the 8-storey building (Building B). The draft site-specific Zoning By-law Amendment also prescribes setback requirements for our client's Site.

Although not designated as a "Regeneration Area" pursuant to Official Plan Amendment No.

231, our client's Site was included in the Tippet Area Regeneration Study. We understand the Final Report and draft Official Plan Amendment for the Tippet Area Regeneration Study is proceeding to the Planning and Growth Management Committee on November 16th. While our client generally supports the Staff recommendations in the Report, there are a few policies in the draft Official Plan Amendment that are in direct contravention to what City Staff have recommended for our client's Site. The following is a summary of our client's concerns:

1. Setbacks- Section 6.1 (c) of the draft Official Plan Amendment states that "New buildings will be setback from streets, private streets and parks a distance of 4.0 to 5.0 metres unless otherwise specified". City Staff have recommended setbacks for our client's Site which do not comply with this proposed policy.
2. Height- Section 6.2(a) of the draft Official Plan Amendment states that "Mid-rise buildings up to 20 metres in height will be allowed in Mixed Use Areas "A", "B" and "C", except that on Wilson Avenue, Wilson Heights Boulevard and along the William R. Allen Road, a mid-rise building will be no higher than 36.0 metres" and additional height will be considered a tower which would need to comply with the City's Tall Building Guidelines. Staff have recommended heights of 41.9m for our client's proposed 12-storey building (fronting onto Wilson Avenue and along the Allen Road) and 26.08 metres for our client's proposed 8-storey building (within "Mixed Use Area B").

We would respectfully request that the proposed draft Official Plan Amendment be revised to recognize the recommendations of City Staff for our client's Site. Our suggested wording is as follows:

"Section 6.1 (c) of Attachment 7 be revised to add the following "30 Tippet Road is exempt from this built form policy.""

"Section 6.2 (a) of Attachment 7 be revised to add the following "with the exception of 30 Tippet Road which is exempt from this built form policy.""

Thank you in advance for your consideration of our request. Should you have any questions or require any additional information, please do not hesitate to contact the writer or Jessica Smuskowitz, a lawyer in our office.

Yours very truly,



Adam J. Brown

cc: Councillor Pasternak
Ms. Kerry Voumvakis, Director Policy Planning

Mr. Paul Bain, Project Manager, Policy Planning
Mr. Gerry Rogalski, Senior Planner, Policy Planning
Ms. Cathie Ferguson, Senior Planner, Community Planning
Mr. Marco Ventola, Shiplake Management Corporation
Mr. Joe Svec, Build Toronto