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File No. 700480

September 4, 2015

By E-Mail Only to scc@toronto.ca

City Clerk
Scarborough Community Council
150 Borough Drive, Floor 3
Scarborough, ON M1P 4N7

Attention: Yvonne Davies, Administrator

Dear Members of Community Council:

**Re: Scarborough Community Council Item SC8.25 (Sept. 8, 2015)
411 Victoria Park Avenue, 2510 and 2530 Gerrard Street East
(the "Subject Lands")
Official Plan Amendment, Zoning Amendment, Subdivision
Applications, and City Initiated Official Plan Amendment
(collectively, the "Applications")
Comments from GCD Trustee Limited**

We are counsel to GCD Trustee Limited ("GCD"), the owner of the lands immediately east and adjacent to the Subject Lands. Our client's lands are municipally known as 2540 Gerrard Street East, and form an irregular-shaped parcel located north and west of Gerrard St. E. and Clonmore Dr.

The owner of the Subject Lands proposes in its Applications to move the location of a public park, permit 300 dwelling units consisting of townhouses and apartments, create new public streets, and allow for retail commercial use on a portion of the Subject Lands (collectively, the "Proposal").

Our client has closely monitored the Applications over the past several years. In May 2013, we wrote to the City to identify our client's concerns with the Proposal as it was described at that time. Although our client is pleased with certain features of the Proposal, other elements are not well-integrated with the approved development on our client's lands or do not fully address the planning challenges in the immediate neighbourhood. On this basis, we suggest the following items be considered in a revised proposal:



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- The *Parks and Mixed Use Areas* designation which abut our client's lands should not be redesignated to *Neighbourhoods*. Challenges arise from the interface between the proposed *Neighbourhoods* designation and our client's lands designated *Mixed Use Areas* which permit the approved apartment towers. The current Proposal does not provide for appropriate buffering between these designations, particularly since the 24-storey apartment to be built on our client's lands will be immediately adjacent to the townhouses proposed on the Subject Lands. Our client's apartment building may cast afternoon shadows on the proposed townhouses located on the eastern portion of the Subject Lands. For these and other reasons, we suggest the location of the townhouses be reconsidered in such a way that better integrates and connects with the approved apartment towers on our client's lands.
- Moving the park from its currently-approved location, to a central location, will negatively impact the function of the park for residents on our client's lands. For decades, our client's lands have been zoned for apartments adjacent to lands designated and zoned for a park. The approved towers were planned so as to benefit from this immediately adjacent community amenity. Our client does not support the relocation of the park for these reasons and the reasons noted above relating to integration with our client's lands.
- The Proposal, including the City-initiated Official Plan Amendment, contemplates future signalized intersections at one or both of Balentyre Ave./Gerrard St. E. and Street "C"/Gerrard St. E. Our client's transportation consultant identified a possible future signalized intersection at the new private driveway west of the intersection of Rathmore Ave./Gerrard St. E. (the "Private Driveway"). Our client is concerned about co-ordination and transportation conflicts between these three potential new signalized intersections in such close proximity. Also, notwithstanding that the traffic from the full build-out of our client's lands can be accommodated at the Private Driveway, our client is concerned with how the eastern portion of the proposed Street "C" on the Subject Lands could be connected to our client's lands to better distribute traffic and ease the demand for the numerous signalized intersections which may be needed on Gerrard St. E.

The above are our client's initial comments based on its review of the Applications to date. It may have additional or more specific comments which it will provide at a later time.



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For the above reasons, we suggest the Community Council defer the Proposal to allow additional consideration and discussion of these matters. Kindly notify us of any future meetings.

Yours truly,

DAVIES HOWE PARTNERS LLP

For: John M. Alati

JMA:IB

copy: Peter Swinton, PMG Planning Consultants
Client