



Reply to the Attention of	Mary Flynn-Guglietti
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Our File No.	232575
Date	September 4, 2015

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Toronto and East York Community Council
 Toronto City Hall
 100 Queen Street West, 2nd Floor, West Tower
 Toronto, Ontario
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Attention: Ros Dyers, Secretariat Contact, Toronto and East York Community Council

Dear Chair and Members:

**Re: Submissions on behalf of the owner of 19 Forest Hill Road
 TE10.11– 200 St. Clair Avenue West – Official Plan and
 Zoning Amendment Applications by 200 St. Clair Holdco
 Ltd. (the “Applicant”)**

We are the solicitors retained to act on behalf of Joseph Azouri and Alexandra Zini, owners of the property municipally known as 19 Forest Hill Road (the “**Forest Hill Dwelling**”). The Forest Hill Dwelling is located in a stable residential neighbourhood and is in close proximity to the property municipally known as 200 St. Clair Avenue West (the “**Property**”). The Property is located on the north side of St. Clair Avenue West, east of Dunvegan Road, south of Heath Street West and west of Avenue Road. A 4-storey building is located on the Property and is used as a medical centre. The Property is designated as an “**Apartment Neighbourhood**” under the City of Toronto Official Plan (the “**OP**”), but is not identified as an Avenue under the OP. The Property is also located within the area subject to the St. Clair Avenue West Area Specific Policy No. 221 (“**Policy 221**”) and is subject to Official Plan Amendment No. 279 (“**OPA 279**”) which amends Policy 221.

On August 1, 2014, the Applicant submitted applications to the City of Toronto for an OP Amendment, a Zoning By-law Amendment and Site Plan Approval (the “**Applications**”) with respect to a proposed residential development of the Property (the “**Proposed Development**”). On May 20th, 2015 the Applications were appealed by the Applicant to the Ontario Municipal Board (the “**Board**”).

OPA 279 was adopted by City Council on December 11, 2014 and was appealed by the Applicant to the Board on January 5, 2015. The first pre-hearing conference for the appeals of OPA 279 was held on July 9, 2015 at which time the Applicant's appeals of the site specific Applications were consolidated with its appeal of OPA 279 (PL150015, PL150444, PL150445 and MM150024). Additionally, at this pre-hearing conference our clients, Joseph Azouri and Alexandra Zini, were granted party status to the proceedings. The second pre-hearing conference has been scheduled for October 13, 2015 and Board-led mediation has been scheduled for November 20, 2015.

We have had an opportunity to review the Applications as well as the Request for Direction Report dated August 12th, 2015 prepared by City of Toronto staff (the "**Staff Report**") and wish to express our continued concerns regarding the Proposed Development. In particular, for the reasons described below, we are in agreement with the Staff Report that the Proposed Development represents an over development of the Property that would have negative impacts on the stable residential neighbourhood to the north, adjacent streetscapes and adjacent public parks.

We respectfully submit that the Proposed Development as described above is inappropriate, in particular the site of the Proposed Development is too small to accommodate a building of this height and size and does not provide suitable transition to the existing low rise residential neighbourhood immediately to the north or to the open space to the east. The Proposed Development represents an over development of the Property and "substantial growth" which is not contemplated within an Apartment Neighbourhood or lands not designated as an Avenue under the OP.

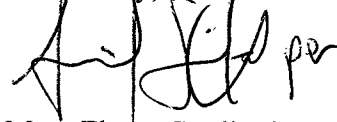
Our concerns regarding the Proposed Development may be further summarized as follows:

- **Building Height:** The 15-storey height of the Proposed Development is not in keeping with the majority of the developments within the Policy 221 study area. Additionally, the proposed height is not appropriate given the immediate context and proximity to the stable low-rise residential community north of the Property. In particular, the height of the Proposed Development does not comply with the existing Policy 221 which provides for heights generally in the range of 4 to 6 storeys.
- **Setbacks:** There is insufficient separation distance and landscape buffer provided between the proposed building and the existing single detached residential properties to the north.
- **Tower and Tall Building Guidelines:** The tower element of the Proposed Development does not meet the 12.5 metre separation distances to adjacent lot lines as encouraged within the City's Tall Building Guidelines. Additionally, the tower element is not setback from the building base along St. Clair Avenue West as encouraged by the City's Tall Building Guidelines.

- **Built Form and Policy 221:** The Proposed Development does not reflect the built form criteria advanced within Policy 221 as amended by OPA 279, including the recommended maximum building height of 9 storeys, 45 degree angular plane, setbacks, setbacks and shadowing criteria.
- **Interface with Forest Hill Road:** The building base of the Proposed Development does not respect the existing street proportion along Forest Hill Road. Additionally, the main driveway of the Proposed Development is located closer to the north lot line along Forest Hill Road than what currently exists today.
- **Façade and Character:** The façade and architectural character of the Proposed Development does not fit harmoniously within the existing community character.
- **Shadow Impacts – Neighbourhood:** New shadows inappropriately impacting the surrounding stable residential neighbourhood are created by the Proposed Development.
- **Shadow Impacts – Public Park:** The Proposed Development creates inappropriate shadow impact on the adjacent public park by reducing the amount of sunlight into the park thereby minimizing its utility, comfort and enjoyment.
- **Privacy:** Substantial overlook results from the significant private terraces, patios, balconies and indoor amenity areas of the Proposed Development which face the existing residential neighbourhood to the north.

As a result, we support City staff's recommendation to oppose the Applications at the Board hearing.

Yours truly,



Mary Flynn-Guglietti

CC: Mr. David Driedger, City Planner
Joseph Azouri and Alexandra Zini
Gagnon & Law Urban Planners LLP
Forest Hill Homeowners Association