



land use planning
&
development

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June 11, 2016

North York Community Council
North York Civic Centre, Ground Floor
5100 Yonge Street
Toronto, Ontario M2N 5V7

Attn: Francine Adamo
Secretariat, Office of the City Clerk

Dear Ms. Adamo:

Re: Application No.: 16 123417 NNY 34 OZ
North York Community Council Meeting June 14, 2016
Item NY15.41 Refusal Report- Official Plan Amendment and Zoning Amendment
Application for 1255 York Mills Road

I act on behalf of Adventpath Ventures Inc., owners of the subject property at 1255 York Mills. MPLAN Inc. is the Planning Consultant/Applicant (incorrectly noted as Michael S. Manett Planning Services Ltd. on Attachment 8: Application Data Sheet of the Staff Report) for the proposed development.

We received a Notice of Complete Application and Assignment of Application under City's STAR Process dated May 31, 2016 which indicated that the subject applications would be circulated for a review that would likely be completed in a period of 9 months. A Toronto Green Standards Checklist was submitted as part of the application, contrary to the related comment in the Staff Report. We were therefore quite surprised to receive a further notice just two days later that a Staff Report had been prepared on May 27 2016, for the June 14, 2016 North York Community Council meeting, recommending refusal of the same applications.

We do not support the Staff Recommendation of Refusal as the applications provide for the redevelopment of a former Hydro Sub-Station, which should be considered a brownfield redevelopment, with all of the supporting documents, identified as required by City Staff in pre-submission meetings, provided in support of the applications.

These technical reports address the issues raised by City Staff in the Staff Report. As noted in the application, it is recognized that the proposed development does not comply with the Parks and Open Space Policy, which is the basis for the Official Plan Amendment to change the land use designation to *Neighbourhoods*, since a residential

land use is intended to replace a "public works, utilities use" which is permitted within the Parks and Open Space designation. Therefore an Official Plan Amendment is required to allow for the residential land use and was a requirement of City Staff for the application.

It should be noted that the subject property is located next to a part of the City Parks System, but the neither the City, nor any public agency had an interest in purchasing the subject property from Toronto Hydro to add to the Parks System. There is no physical ravine or significant natural system on the subject site and it is intended to demolish the existing hydro building and replace the use with an appropriate residential use along an arterial road that is at the edge of the existing neighbourhood. The subject site is surrounded on the north by apartments, to the east by semi-detached dwellings, a townhouse development further to the west on the south side of York Mills Road and a residential neighbourhood on the south side of the public walkway, which is located immediately adjacent to the site on the south. The proposed residential use clearly fits within this land use context, is consistent with the Provincial Policy Statement and conforms to the Growth Plan for the Greater Golden Horseshoe.

As noted earlier, the Environmental Reports, submitted in support of the applications address the issues related to the Ravine and Natural Features Protection By-law, Parks By-law and Open Space and Natural Area policies and TRCA issues.

Therefore, we respectfully request that City Council not support the Staff Recommendations.

Please provide us with a the full minutes and record of the Community Council/City Council decisions on this application and ensure that we are on the record to receive any further notices and/or correspondence related to the matter. It is also requested that the Applicant information be corrected, as noted above, for future correspondence. Thank you.

Yours truly,

MPLAN INC.



per: Michael S. Manett, MCIP, RPP.

cc. Adventpath Ventures Inc.