



June 6, 2016

VIA EMAIL: scc@toronto.ca

City Clerk
Attention: Yvonne Davies, Administrator
Scarborough Community Council
150 Borough Drive, Floor 3
Toronto, Ontario
M1P 4N7

Dear Ms Davies

**RE: Guildwood Retirement Residence
65 and 67 Livingston Road
Official Plan and Zoning By-law Amendment Applications
Reference Number: 15 167699 ESC 43 OZ**

We are the applicants of the subject Official Plan and Zoning By-law amendment applications, filed for 65 and 67 Livingston Road, which will be considered by Scarborough Community Council on June 14, 2016. Please accept this letter as a formal request to make a deputation before Community Council at the June 14th meeting.

We have reviewed the Final Staff Report associated with the application, dated May 29, 2016, and have a few technical comments with respect to the draft Zoning By-law amendments included as Attachments 7 and 8 to the Report.

Section 7(E) of the draft amendment to Zoning By-law No. 569-2013 (Attachment 7) correctly notes the maximum permitted lot coverage for the subject site as 40%. However, Section 3(127) of the draft amendment to Zoning By-law No. 9676 (Attachment 8) lists a maximum building coverage of 33% of the lot. We believe the maximum 33% building coverage figure under the amendment to Zoning By-law No. 9676 is an error and should be revised to 40%. These revisions will ensure consistency between both By-laws and will ensure that both By-laws accurately reflect the current proposal for the subject lands.

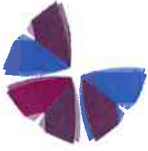
In addition to the foregoing, the amendments proposed to both By-laws contain a section that allows the encroachment of canopies, balconies, terraces, and other parts of the building into minimum setback areas. Section 7(K) of the amendment to By-law No. 569-2013 permits such parts of the building to be no closer than 24 metres from the south side lot line. Section 3(130) of the amendment to Bylaw No. 9676 mirrors this 24 metre setback requirement from the south lot line. We note, however, that our current architectural plans include a canopy which extends to 21 metres from the south lot line. The design of this canopy has been refined with the input of City Staff over the past year and is integral to the development, as it provides for a shaded amenity area for senior residents. As such, we request that the permitted setback for the canopy from the south side lot line

Head Office

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be revised to 21 metres, in both By-laws, to accurately reflect the current proposal for the subject lands. The design of this canopy will continue to be refined through the site plan approval process.

Other than these technical matters, we are in full support of City Staff's recommendations for the subject property. We trust that these minor amendments to the draft zoning by-laws can be made and look forward to continuing to work with City Staff and the public as we move the project through the site plan approval phase.

Sincerely,

Christian Fisker, PhD, MCIP
Vice President, Planning and Development
CHARTWELL Retirement Residences

905-501-4808

cfisker@chartwell.com

cc: Paul Ainslie, Councillor, Ward 43, City of Toronto
David Sit, Manager, Planning, City of Toronto
Jeffrey Sinclair, Planner, City of Toronto
Omar Hamdy, SMV Architects
Martin Rendl, Planning Consultant

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