
AIRD & BERLIS LLP

Barristers and Solicitors

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June 12, 2017

BY EMAIL

Our File No.: 133417

Scarborough Community Council
Scarborough Civic Centre
3rd floor, 150 Borough Dr.
Toronto, ON M1P 4N7
scc@toronto.ca

Attn: Yvonne Davies

Dear Members of Council:

Re: SC23.10 – 1680 Brimley Road – Zoning By-law Amendment and Site Plan Applications – Request for Direction Report

We act on behalf of Transmetro Limited, owners of lands municipally known as 1750 Brimley Road, located at the southwest corner of Highway 401 and Brimley Road (the "Site").

Our client's traffic and servicing consultants have reviewed the documentation submitted in April 2017 in support of the proposed development for 1680 Brimley Road as well as the Request for Direction Report (the "Report") dated May 26, 2017, which supports the development proposal.

The Report acknowledges our client's existing approvals on the Site for a 1,797-unit residential subdivision composed of buildings of up to 30 storeys with ancillary commercial uses and 40,430 square metres of office uses and accessory non-residential uses.

Our client's traffic consultant, Poulos and Chung Limited, has reviewed the most recent transportation report submitted by the applicant in April 2017, and has concluded that its analysis does not take into account the traffic flows associated with our client's approved development. We understand that Transportation Services staff have accepted the applicant's transportation study but in light of the omissions in the report noted by Poulos and Chung Limited, a more in-depth analysis is required.

Our servicing consultant, R.V. Anderson Associates Limited has noted some technical errors in the most recent Functional Servicing Report ("FSR") and without further information, is unable to confirm that the FSR appropriately accounts for our client's approved density.

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We acknowledge that, as a condition of the Ontario Municipal Board's approval of the proposed Zoning By-law Amendment, the City has recommended that the applicant provide a revised FSR. Our client requests that its servicing consultant, R.V. Anderson Associates Limited, be given the opportunity to review and comment on the revised FSR and that it be completed to our client's satisfaction, prior to ultimate acceptance by the City.

Our client and its consultants wish to continue working with the proponent and the City in order to work towards a resolution of outstanding issues.

Yours truly,

AIRD & BERLIS LLP



Laura Dean

SJL/cw

cc: Client

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