

<b>Reply to the Attention of</b>	Mary Flynn-Guglietti
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<b>Our File No.</b>	249516
<b>Date</b>	June 8, 2017

**DELIVERED BY EMAIL - [teycc@toronto.ca](mailto:teycc@toronto.ca)**

Toronto City Hall  
100 Queen Street West  
Toronto, ON  
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**Attention: Ms. Ellen Devlin  
Toronto & East York Community Council Secretariat,**

Dear Chair Councillor Wong-Tam and Members of the Toronto East York Community Council:

**Re: TEYCC Meeting of June 13, 2017; Item No. 25.11  
Site Plan Control Final Report for 1955-1985 Yonge Street, 3  
Belsize Drive and 18-22 Millwood Road (Ward 22)**

We act on behalf of Mattamy Homes, the owner of the property municipally known as 1955-1985 Yonge Street, 3 Belsize Drive and 18-22 Millwood Road and located in Ward 22 in the City of Toronto. The matter before the Community Council on June 13, 2017 is the site plan control final report from the Director of Community Planning recommending approval.

By way of background on August 25, 2010 City Council approved an Official Plan Amendment and Zoning By-law Amendment application for an 8 storey mixed use development on the subject site. On May 2, 2012 the owner of the property obtained approvals from the Committee of Adjustment to permit a 9 storey building on the subject site.

Subsequent to the approvals discussed above the owner applied for site plan approval. The site plan application was circulated to all appropriate agencies and City Divisions. Responses were received and the Planning Department has used the responses in preparing its final report. The staff report dated June 1, 2017 recommends approval of the site plan in principle subject to the conditions set out in Attachment No. 3. In addition staff are requesting that City Council delegate back to the Chief Planner or her designate the authority to issue final Site Plan approval as the Ward Councillor Matlow, on May 25, 2017, referred the site plan approval application to City Council for a decision.

The issue is the location of the vehicular access to the loading space and the below-grade parking garage, through a driveway off of Belsize Drive, which fully complies with the standards in the City's Access Management Guidelines. Councillor Matlow and area residents prefer the access to be on Yonge Street and not on Belsize Drive. As noted in the June 1<sup>st</sup> staff report the proposal fully complies with the Official Plan and that "*the location of the*

*driveway on Belsize Drive, rather than on Yonge Street, limits vehicle interactions with pedestrians on a major commercial street, and avoids gaps in the built form and streetwall along Yonge Street. The driveway design is safe, functional and can accommodate the traffic volume generated by the proposed 9-storey building”.*

We also note that the final paragraph of the staff report states that both Planning and Development Engineering staff support the location of the proposed driveway on Belsize Drive.

We respectfully request the Toronto and East York Community Council to adopt the recommendations of the Planning staff with respect to our client's site plan approval as the present location of the access fully complies with all policies and by-laws of the City of Toronto. We further submit that an access on Yonge Street would not comply with long standing City policies and would be contrary to good land use planning.

I will be in attendance at the June 13<sup>th</sup>, 2017 Community Council meeting to speak to this matter and would be happy to answer any questions in advance of the meeting.

Yours very truly,



Mary Flynn-Guglietti

/jl

Cc: Members of the TEYCC  
Mattamy Homes, Attention: Emilio Tesolin  
Mattamy Homes, Attention: Kathryn Borgatti