

North York Community Council

From: Lina Dajani <lina@mbtw.com>
Sent: July 3, 2018 5:08 PM
To: North York Community Council
Cc: Sarah Ovens; 'Antoinette Benedetto'; 'Paul Zentil'; craig@hunterassociates.ca; Michael Hannay; Christine Abe
Subject: Laird in Focus Planning Study NY Item 32.20
Attachments: 2018-07-03_Letter RE Laird Study.pdf

Good afternoon Ms. Adamo,

Please find attached correspondence from Michael Hannay of our office relating to Item 32.20 on tomorrow's Community Council Meeting Agenda (July 4th).

Regards,
Lina

The MBTW Group
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July 3, 2018

Attention: Ms. Francine Adamo
Committee Administrator
North York Civic Centre
5100 Yonge Street, Ground Floor
Toronto, ON M2N 5V7

Re: Laird in Focus Planning Study NY Item 32.20

Dear Chair and Members of North York Community Council;

We are writing on behalf of our client, the Zentil / Benedetto Group of Companies ("Zentil / Benedetto"), whose property (referred to as "the Zentil / Benedetto Lands") falls partially within the City of Toronto's Laird in Focus Study Area. The Zentil / Benedetto Lands are bound by Eglinton Avenue East to the north, Vanderhoof Avenue to the north and east, Brentcliffe Road to the west and Research Road to the south.

We appreciate the City's efforts in developing a planning framework that will guide development in this area, supporting both mixed use and employment uses at Laird and Eglinton. We have expressed our interest and actively participated in the Laird in Focus Study, having attended several public and stakeholder meetings, including:

Public Meetings attended by members of the consulting team:

- November 30, 2016: Community Engagement Launch
- March 25, 2017: Transportation Summit
- May 1, 2017: Background, Visioning and Principles Workshop
- June 3, 2017: Design Charrette
- October 17, 2017: Presentation and Open House
- December 5, 2017: Presentation and Breakout Discussions
- April 23, 2018: Presentation and Open House

Our Clients have also attended a number of Stakeholder Meetings that have been held as part of the consultation process of the study.

We also participated in a collaborative meeting with City Staff on March 15, 2018, at which we presented our development vision and concepts for the Zentil / Benedetto Lands, which we feel are aligned with the City's objectives and goals expressed in the Laird in Focus Study.

We were disappointed to see that the design ideas and vision for our client's lands that was communicated during our March 15, 2018 meeting was not reflected in the City's materials, presented at the April 23, 2018 Open House. Furthermore, in reviewing the Laird in Focus Phase 2 Report (April 2018), we feel that the City's Draft Emerging Preferred Alternative Plan falls short in recognizing the potential of the Zentil / Benedetto Lands, contemplating lower heights/densities than appropriate for this site, and an inefficient use of land and built form distribution.

We recognize that a portion of the Zentil / Benedetto Lands is located just outside of the study boundary but we feel that good planning and urban design should recognize that the development of our client's land need to be comprehensively planned in the context of the wider impacts of the Laird Study and Eglinton Crosstown. It is our opinion that the portion of the lands that lies outside of the study area will impact and be impacted by the policies and concepts for the lands that are captured within the wholly arbitrary boundary of the study area.

Additionally, we believe excluding part of the Zentil / Benedetto Lands from the study area and consideration by the study also limits the options available to the City and the community regarding the creation and distribution of new public park spaces and privately owned publicly accessible open space. As we discussed at our meeting of March 15th, our clients own the adjacent townhouse community (bounded by Aerodrome Crescent to the north, east and west, and by Vanderhoof Ave to the south), and may consider a more comprehensive redevelopment option that incorporates these lands into its wider vision for a mixed-use, linked community.

We understand that Community Council will consider a final report on Laird in Focus from the consultant team at its meeting tomorrow and a "proposals report" from City Planning. Council is being asked to "endorse" that consultant report and, among other matters, direct staff to continue stakeholder consultations and bring forward implementing site and area specific official plan amendment and other strategies through the 2nd quarter of 2019. Given that these reports were only released on June 26th before a long-weekend, **we would respectfully request that NYCC not "endorse" but "receive" the reports for information and continue with the City's recommended implementation.** We have not had the opportunity to review the reports together with their many pages of addendums with the owner and its professional team since their release, let alone appropriately respond.

We would be happy to arrange a meeting to discuss this further and hope to be able to reach consensus on the design vision for these lands prior to approval of the Laird in Focus Study.

Yours Truly,
The MBTW Group



Michael Hannay B.E.S, B.Arch., MRAIC, MCIP, RPP
Principal MBTW-WAI

CC. *Sarah Ovens (Planner, City of Toronto)*
Christine Abe (Principal, The MBTW Group)
Lina Al-Dajani (Associate, The MBTW Group)
Zentil / Benedetto Group of Companies
Craig Hunter (Hunter Associates)

LEGEND

THE ZENTIL LANDS

800m WALKING DISTANCE FROM LRT STATION

500m WALKING DISTANCE FROM LRT STATION

LRT STATION

LAIRD FOCUS STUDY AREA

TRANSPORTATION STUDY AREA

