

Tenant Association

25 Saint Dennis Drive, Toronto, ON

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November 3, 2020

DRAFT COPY

DELIVERED BY E-MAIL

TO: North York Community Council
AND TO: Mayor of Toronto, **John Tory**
AND TO: **Denzil Minnan-Wong**, City Councillor, Ward 16
AND TO: **Michael Ford**, City Councillor, Ward 1
AND TO: **Stephen Holyday**, City Councillor, Ward 2
AND TO: **Mark Grimes**, City Councillor, Ward 3
AND TO: **Gord Perks**, City Councillor, Ward 4
AND TO: **Frances Nunziata**, City Councillor, Ward 5
AND TO: **James Pasternak**, City Councillor, Ward 6
AND TO: **Anthony Perruzza**, City Councillor, Ward 7
AND TO: **Mike Colle**, City Councillor, Ward 8
AND TO: **Ana Bailão**, City Councillor, Ward 9
AND TO: **Joe Cressy**, City Councillor, Ward 10
AND TO: **Mike Layton**, City Councillor, Ward 11
AND TO: **Josh Matlow**, City Councillor, Ward 12
AND TO: **Kristyn Wong-Tam**, City Councillor, Ward 13
AND TO: **Paula Fletcher**, City Councillor, Ward 14
AND TO: **Jaye Robinson**, City Councillor, Ward 15
AND TO: **Shelley Carroll**, City Councillor, Ward 17
AND TO: **John Fillion**, City Councillor, Ward 18
AND TO: **Brad Bradford**, City Councillor, Ward 19
AND TO: **Gary Crawford**, City Councillor, Ward 20
AND TO: **Michael Thompson**, City Councillor, Ward 21
AND TO: **Cynthia Lai**, City Councillor, Ward 23
AND TO: **Paul Ainslie**, City Councillor, Ward 24
AND TO: **Jennifer McKelvie**, City Councillor, Ward 25

RE: NYCC meeting on November 4, 2020
Draft Plan of Subdivision Application No. 19 105324 NNY SB
Corrupt practices employed in handling the corporate application

Sequence of events and the manner the City Hall handles the proposed (and now approved) new development project by a corporate land owner suggest that someone with influence on the corporate project is either on the take or is involved in corruption.

NYCC meeting: October 7, 2020

City's solicitor Jessica Broun

With respect to whether notices were sent to the stakeholders in connection with the meeting in progress, the City's solicitor Jessica Broun told Councillor Minnan-Wong that the Planning Act was followed. That suggests that the owner of the land who will carry out heavy construction at 25 St. Dennis Dr., Preston Group, has been notified. She then added that the City had the "**best practice rule**" in notifying tenants but "**accidentally**" in this case that was not done.

When I asked solicitor Broun in an e-mail of November 2, 2020 "what was the accident that was the reason why the City did not send written notices to the residents," she provided another evasive answer. She said: "**It was simple oversight.**"

In fact, the City's clerk should have sent notices not only to the residents of the 300-rental units building but also the residents living within 120 meters away from 25 St. Dennis Dr. – which is another about 30 households.

But the City's clerk with the "best practice rule" did not send a notice to a single household. Given the explanation of the solicitor Broun, the clerk's office seems to have "incurred" 330 accidents/oversights which were the reason why the notices were not mailed to the tenants.

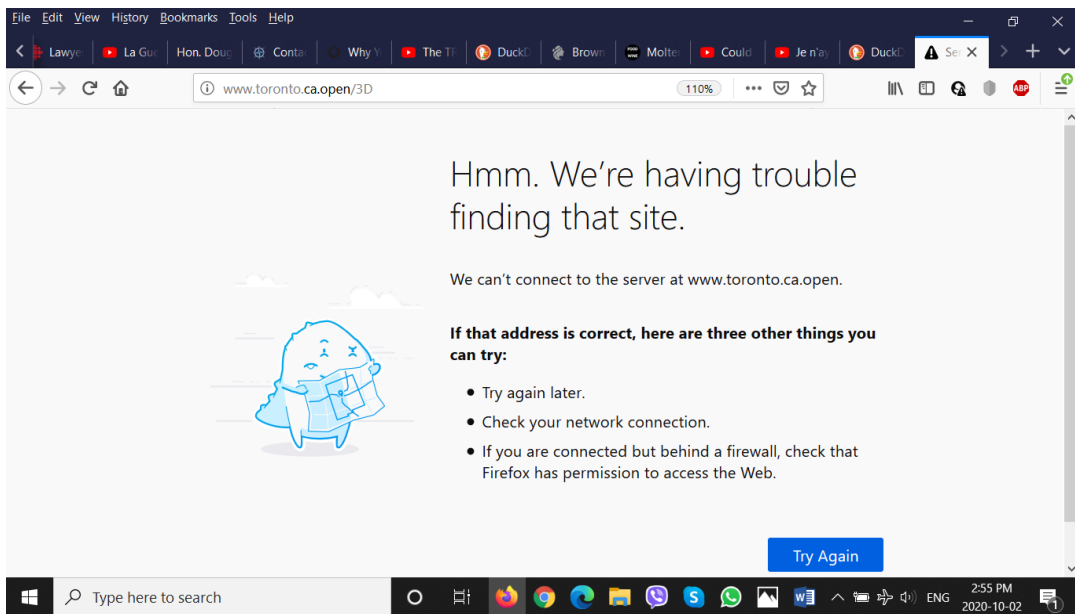
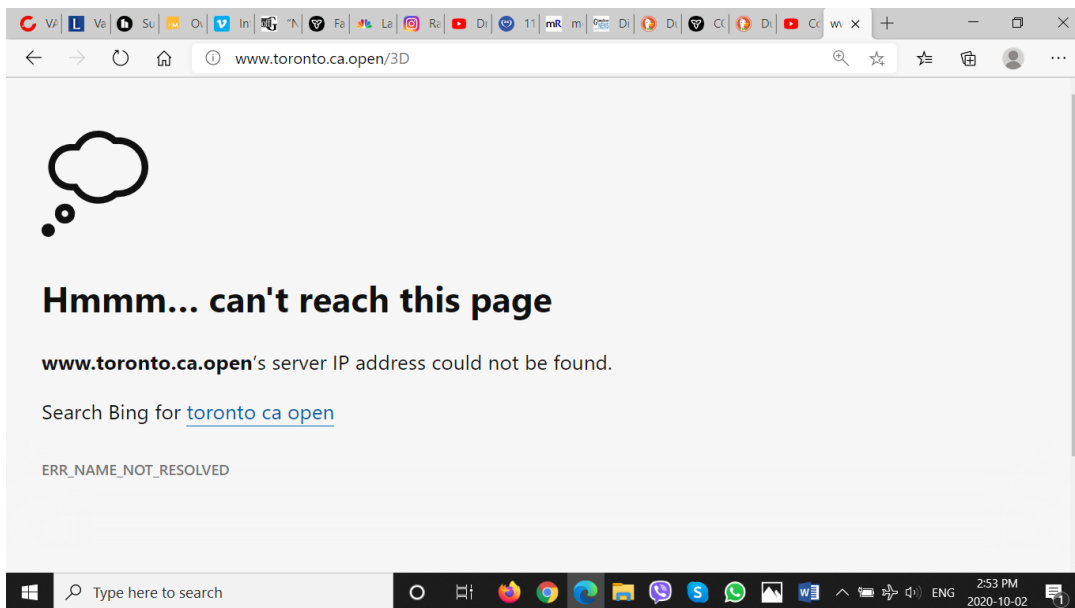
John Andreevski, Manager Community Planning

In response to the Chair's question why the City's sign posted at 25 St. Dennis Dr. concerning the meeting in progress was suggesting that the development on the property was "still up to debate", Manager Andreevski – who appears to have been involved in the Preston Group's application for massive development since it was filed – explained that the sign, as the space was allowing it, was providing sufficient and accurate information along with links to the City's website for further information.

Explanations Manager Andreevski gave to the Chair were in nature incorrect, misleading and deceptive.

Here are the real issues with the sign:

1. The sign was placed on the fence between the two entrances leading to the residential building where almost **no one of the residents passes**.
2. The map/image supposed to show how the land would be divided is just **one pentagon figure placed incorrectly**.
3. There is nothing on the sign showing the **designated locations** for the two new buildings, the two blocks of townhouses, the street, and the park.
4. The web address **www.toronto.ca.open/3D**, the sign says that a 3D massing Model was available, produces a message reading: "***We're having trouble finding that site***" or "***can't reach this page.***" See bello the two screen shots:



5. The other link on the City Notice's sign

Application Information Centre
aic.to/

leads to a website with **no indication that such information could be found.**

New Sign Containing Incorrect and Insufficient Information

FIRST, the issued with the web address www.toronto.ca.open/3D , provided for a 3D massing Model still produces the message reading: “*We’re having trouble finding that site*” or “*can’t reach this page.*”

SECOND, there is still nothing on the sign showing the designated locations for the two new buildings, the two blocks of townhouses, and the road widening block.

THIRD, as to the meeting, the sign advises that a public meeting will be held on November 4, 2020 but nothing further.

Notice Sent to the Residents: Sabotaging or Perverting the Process

Under the *Planning Act*, the City is required to hold a public meeting concerning the Draft Plan of Subdivision Application No. 19 105324 NNY SB.

In the Notice, dated October 14, 2020, sent to the residents of 25 St. Dennis Dr. the City wrote (quoting):

The Draft Plan of Subdivision application proposes to subdivide the land to create five blocks which includes three development blocks, a public park block, a road widening block, and a new public street. [Emphasis added]

...

PURPOSE OF PUBLIC MEETING

North York Community Council **will receive input and review the proposal and any other material placed before it**, in order to make recommendations on the application[s]. These recommendations will then be forwarded to Toronto City Council for its consideration. [Emphasis added]

...

You are invited to make representations to North York Community Council **to make your views known** regarding the proposal. [Emphasis added]

Where is the Draft Plan showing how the land on which the building where nearly 1,000 community members live will be divided?

Do you really expect to receive an input from community members and hear their views on a draft plan they have not seen because the City is unwilling to disclose it?

Unavoidable Conclusion

City's concealment of fundamental and essential information concerning a proposal about which it invites input from the community, exposes City's perversion of the process, mockery of openness and fairness, and gross disregard to the interest of the public – all done in an apparent effort to accommodate the applicant at any cost at the expense of the public interest and the interest of the community members.

Also Deserving Attention

While it is just speculation due to the City's failure to properly inform the community, it appears that the proposed draft plan will require the removal of about 40 healthy trees at 25 St. Dennis Dr. If that is the case, the residents would like their say to be heard and considered.

Also, there is an underground parking garage used by the residents which might be impacted by the proposed draft plan to divide the land. If that is the case, the residents would like their say to be also heard and considered.

MOTION to ADJOURN

On behalf of the tenants at 25 St. Dennis Dr. I am making a motion to the NYCC to adjourn the hearing of the Draft Plan of Subdivision Application, No. 19 105324 NNY SB until the above noted information is provided in order to enable the residents to express their views and concerns to the committee.

I am requesting that this submission with the enclosed items be posted on line.

Respectfully,



Dimitre Popov
President of Tenant Association at 25 St. Dennis Dr.
E-mail: TenantAssociation25@gmail.com

Enclosure:

Photo of the City's sign on the fence.

Copy of the City's Notice dated October 14, 2020



Notice



APPLICANT'S SITE
JANUARY 16, 2019

The above image represents the applicant's proposal as submitted and may change.
The City of Toronto's 3D Mapping Model is available for free at: www.toronto.ca/open3d



PUBLIC MEETING

November 4, 2020 at 10:00 a.m. or as soon as possible thereafter

During the Declared Emergency in the City of Toronto, North York Civic Centre is closed. Meetings of City Council and its Committees will take place by video conference and be streamed live online at www.toronto.ca/citycouncil

In order to participate in person or provide written submissions, please contact eycc@toronto.ca to register your interest in advance of the

File # 19 105324 NNY 16 SB

A change is proposed for this site.

The Draft Plan of Subdivision application proposes to subdivide the land to create five blocks which includes three development blocks, a public park block, a road widening block, and a new public street. This application is to facilitate an infill residential development approved by the Local Planning Appeal Tribunal (LPAT) for an associated Zoning By-law Amendment application (City File No.: 15 261823 NNY 26 OZ). The LPAT approval permits a 37-storey building, a 12-storey building and two 3-storey townhouse buildings.

Applicant: 25 St. Dennis Inc. C/O Preston Group

Address: 25 St. Dennis Drive

For more information about this application or to tell us what you think:



COMMUNITY PLANNING
Jenny Choi
416-395-0108
Jenny.Choi@toronto.ca



APPLICATION INFORMATION CENTRE
aic.to/25StDennisDr



toronto at your service

City Clerk's Office
North York Civic Centre
5100 Yonge Street
Toronto, On
M2N 5V7

Tel: 416 395-0480
Fax: 416 395-7337
E-mail: nycc@toronto.ca
Web: www.toronto.ca

NOTICE OF PUBLIC MEETING

**To be held by the North York Community Council
(Under the Planning Act)**

Draft Plan of Subdivision Application No. 19 105324 NNY SB

Location of Application: 25 ST. DENNIS DRIVE
Applicant: Preston Group

DATE: Wednesday, November 4, 2020
TIME: 9:45 a.m., or as soon as possible thereafter
PLACE: By Video Conference

PROPOSAL

The Draft Plan of Subdivision application proposes to subdivide the land to create five blocks which includes three development blocks, a public park block, a road widening block, and a new public street. This application is to facilitate an infill residential development approved by the Local Planning Appeal Tribunal (LPAT) for an associated Zoning By-law Amendment application (City File No.: 15 261823 NNY 26 OZ). The LPAT approval permits a 37-storey building, a 12-storey building and two 3-storey townhouse buildings.

Detailed information regarding the proposal, including background information and material may be obtained by contacting Jenny Choi, Planner at (416) 395-0108, or by e-mail at Jenny.Choi@toronto.ca.

PURPOSE OF PUBLIC MEETING

North York Community Council will receive input and review the proposal and any other material placed before it, in order to make recommendations on the application[s]. These recommendations will then be forwarded to Toronto City Council for its consideration.

Due to the current state of emergency North York Civic Centre is closed. The meeting will take place by video conference and streamed live online. You can follow the meeting at www.youtube.com/TorontoCityCouncilLive.

You are invited to make representations to North York Community Council to make your views known regarding the proposal.

Send written comments by email to nycc@toronto.ca or by mail to the address below. You can submit written comments up until City Council gives final consideration to the proposal.

If you wish to address the North York Community Council directly, please register by email to nycc@toronto.ca or by phone at 416-395-0480 no later than 12:00 p.m. on **November 3, 2020**. If you register we will contact you with instructions on connecting to the meeting.

For more information about this matter, including information about appeal rights, contact the **City Clerk, Attention: Administrator, North York Community Council, c/o City Hall, 100 Queen Street West, Toronto ON M5H 2N2, Phone: 416-395-0480 or e-mail: nycc@toronto.ca.**

The Community Council may request you to file an outline of your presentation with the Clerk.

Special Assistance: City Staff can arrange for special assistance with some advance notice. If you need special assistance, please call 416-395-0480, TTY 416-338-0889 or e-mail nycc@toronto.ca.

FURTHER INFORMATION

If you wish to be notified of the decision of the City of Toronto on the proposed Draft Plan of Subdivision, you must make a written request to the City Clerk, Attention: Administrator, North York Community Council, at the address, fax number or e-mail set out in this notice.

Draft Plan of Subdivision Appeal: If a person or public body would otherwise have an ability to appeal the decision of the Council of the City of Toronto to the Local Planning Appeal Tribunal but the person or public body does not make oral submissions at a public meeting or make written submissions to the City of Toronto before the proposed Plan of Subdivision is approved or refused, the person or public body is not entitled to appeal the decision and may not be added as a party to the hearing of an appeal before the Local Planning Appeal Tribunal unless, in the opinion of the Tribunal there are reasonable grounds to do so. You may submit comments to the City Clerk, Attention: Administrator, North York Community Council, at the address, fax number or e-mail set out in this notice.

People writing or making presentations at the public meeting: The *City of Toronto Act, 2006*, the *Planning Act*, and the City of Toronto Municipal Code authorize the City of Toronto to collect any personal information in your communication or presentation to City Council or its committees.

The City collects this information to enable it to make informed decisions on the relevant issue(s). If you are submitting letters, faxes, e-mails, presentations or other communications to the City, you should be aware that your name and the fact that you communicated with the City will become part of the public record and will appear on the City's website. The City will also make your communication and any personal information in it - such as your postal address, telephone number or e-mail address - available to the public, unless you expressly request the City to remove it.

Many Committee, Board and Advisory Body meetings are broadcast live over the internet for the public to view. If you speak at the meeting you will appear in the video broadcast. Video broadcasts are archived and continue to be publicly available. Direct any questions about this collection to the City Clerk's Office at (416) 395-0480.

Compliance with Provincial laws respecting Notice may result in you receiving duplicate notices.

Dated at the City of Toronto on October 14, 2020.

John D. Elvidge,
Interim City Clerk

