

**WESTON
CONSULTING**

planning + urban design

Scarborough Civic Centre
150 Borough Drive, 3rd Floor
Toronto, Ontario
M1P 4N7

July 15, 2020
File 8904

**Attn: Chair and Members of Scarborough Community Council
c/o Carlie Turpin – Administrator of Community Council**

Dear Ms. Turpin,

**RE: Golden Mile Secondary Plan (GMSP)
Agenda Item SC16.3
1460 Victoria Park Avenue, Toronto
Vitmont Holdings Inc.**

Weston Consulting is the planning consultant for Vitmont Holdings Inc., the legal owner of the property municipally addressed as 1460 Victoria Park Avenue, Toronto (herein referred to as the 'subject property'). In addition to our communication submitted to Emily Caldwell, Toronto Planning on February 19, 2020, Weston Consulting is providing the following communication for consideration by the members of the Scarborough Community Council in regards to agenda item SC16.3 – Golden Mile Secondary Plan.

Our client has reviewed the GMSP and is opposed to the proposed realignment of O'Connor Drive to Victoria Park Avenue as set out on Map 4 Structure Plan and Map 7 Street Network of the GMSP. As you may be aware, Vitmont Holdings Inc. has an active application for redevelopment of the subject property (Application No. 17 277574 NNY 34 OZ). The proposed realignment of O'Connor Drive would preclude the planned redevelopment of the property.

The Vitmont Holdings Inc. application was filed with the City of Toronto on March 12, 2019, in advance of the extension of the GMSP study area to include the subject property. The proposed development consists of a 9-storey mixed-use apartment building, including 106 residential units and 1 retail unit at grade, fronting onto Victoria Park Avenue. It provides for a mix of housing options for the area, including rental apartment uses and a diverse range of unit sizes. The proposal is consistent with the planned future of the surrounding area and introduces moderate intensification within an area that is transit accessible. Our client's intention is to proceed with the proposed development application.

Our client's objection to the proposed realignment O'Connor Drive is based on the consideration that the companion EA associated with the GMSP is not complete and therefore cannot be considered to support the recommendation set out in the Secondary Plan. The EA has not confirmed that the proposed realignment of O'Connor Drive is an appropriate or preferred

alternative to other potential right-of-way alignments. Therefore, it is premature to provide for the approval of the GMSP including the proposed realignment of O'Connor Drive to Victoria Park Avenue as set out on Map 4 Structure Plan and Map 7 Street Network of the Secondary Plan until the EA has considered alternate right-of-way alignments and established a preferred alternative.

If it is Council's intention to proceed with the approval of the GMSP, as recommended by Staff, then Vitmont Holdings Inc. requests that the Environmental Assessment as it relates to the proposed realignment of O'Connor Drive be considered separately and as early as possible from the overall Study. Our client is requesting that the City arrive at a decision on the matter of the realignment of O'Connor Drive, without delay, in order that the subject property either:

- Be acquired for public purposed through expropriation; or,
- That the development be allowed to proceed to fruition.

Thank-you for your consideration.

Yours truly,

Weston Consulting

Per:



Kevin Bechard, BES, M.Sc., RPP.
Senior Associate

Cc. Client
G. Borean, Parente Borean
Emily Caldwell, Senior Planner, City of Toronto
Victor Gottwald, Community Planning, City of Toronto
Alan Filipuzzi, Program Manager, City of Toronto