



## WESTON CONSULTING

planning + urban design

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October 14, 2020  
File 8904

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

Dear Ms. Turpin,

**RE: Response to Golden Mile Secondary Plan (GMSP) Supplementary Report  
1460 Victoria Park Avenue, Toronto  
Vitmont Holdings Inc. (Vitmont)  
Agenda Item SC18.1**

Weston Consulting is the planning consultant for Vitmont, the legal owner of the property municipally addressed as 1460 Victoria Park Avenue, Toronto (herein referred to as the 'subject property'). Our firm provided representation on this matter at the July 17, 2020 meeting of Scarborough Community Council.

As you are aware, our client 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 Golden Mile Secondary Plan. Vitmont 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 bisect our client's property and preclude its planned redevelopment.

Vitmont's application was submitted to the City of Toronto on December 17, 2017, in advance of the extension of the GMSP study area to include the subject property. The subject property was added to the GMSP on April 4, 2019, well after the initiation of the Development Applications. 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 has had the opportunity to review the GMSP Final Report, dated June 25, 2020, and the Supplementary Report, dated September 29, 2020. Map 4 Structure Plan and Map 7 Street Network identify the proposed realignment of O'Connor Drive extending through our client's lands which precludes final approval of active Development Applications on the property pending final

approval of a proposed Environmental Assessment confirming the proposed alignment set out in the GMSP.

The Supplementary Report contemplates the preparation of an Environmental Assessment (EA), to be undertaken in phases but is not specific in its policy direction that the preferred realignment of O'Connor Drive is to be determined in an early and separate phase of the EA. In our discussions with Staff we understand that the GMSP EA process will have a timeline of approximately 18-24 months once authorized and initiated. Given the complexity of the EA, it is not certain that the study will be completed in this timeframe.

Our requests are that:

1. Any Council approval of the GMSP provide specific direction for the early consideration of the preferred alternative for the realignment of O'Connor Drive, separate from the balance of the full EA review; and,
2. Should the alignment of the preferred alternative of O'Connor Drive impact the Vitmont property, the GMSP provide for a commitment for the immediate funding for acquisition of lands required for public purposes.

Thank-you for your consideration.

Yours truly,

**Weston Consulting**

**Per:**



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

Cc. Client  
Deputy Mayor Michael Thompson, City of Toronto  
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