



Project No. 06130

November 6, 2020

Councillor Jennifer McKelvie, Chair, and Members of Community Council
Scarborough Community Council
Scarborough Civic Centre
3rd Floor, 150 Borough Drive
Toronto, ON M1P 4N7

Dear Chair and Members of Community Council,

Re: Item SC 19.2
Zoning Amendment Application 16 128441 ESC 39 OZ
3268 Finch Avenue East, City of Toronto

We are the planning consultants acting for 2366829 Ontario Limited, the owners of Bridlewood Mall (2900 Warden Avenue), which is located immediately adjacent to the property at 3268 Finch Avenue East that is the subject of the above-noted report.

Our client has expressed concerns both to City staff and to the owners of 3268 Finch Avenue East regarding the proposed east side yard setback of 0.3 metres to the lot line abutting our clients' property, with windows located on the east-facing elevation. Through these discussions, we have received confirmation that the applicant would be agreeable to a revision to the draft zoning by-law amendments to specify a minimum easterly setback of 3.0 metres to all building elements, including balconies. This setback would allow for adequate landscaping and maintenance access to the east wall of the proposed building, while providing for adequate building separation to any new development on our client's lands.

While we have written confirmation that a 3 metre setback is acceptable, it is not reflected in the draft Zoning By-law Amendments attached to the report as Attachments 7 and 8. Accordingly, we would request that Council direct that:

1. The draft zoning by-law amendment attached as Attachment 7 be revised so that Performance Standard 568 reads as follows:

"A minimum **building setback** of 3.0 metres from the easterly property line from the ground floor to Floor 7 to all building elements, including balconies."

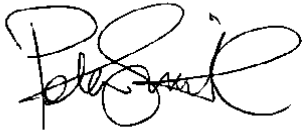
2. The draft zoning by-law amendment attached as Attachment 8 be revised so that Diagram 4 shows a minimum setback of 3.0 metres from the easterly property line to all building elements, including balconies.

If the above-noted revisions are not made, or revisions that would have the same effect as the foregoing, our clients would have no choice but to appeal the zoning by-law amendments once enacted.

Please ensure that we receive notice of the community council's decision in this regard as well as notice of passing of any zoning by-law amendment applying to 3268 Finch Avenue East. Thank for your assistance in this regard.

Yours truly,

Bousfields Inc.



Peter F. Smith, B.E.S, MCIP, RPP

cc: Renrick Ashby, Community Planning
Carlie Turpin, Community Council Secretariat
Josephine Kwan, Bridlewood Mall
Terry Lustig, Malibu Investments Inc.