

Forty Rosehill

SENT BY EMAIL

November 8, 2021

Marilyn Toft
12th Floor West Tower
City Hall
Toronto ON
M5H 2N2

Dear Mayor Tory and Members of City Council,

TE 28.4 29-39 Pleasant Boulevard - Zoning Amendment Application No. 19 263740 STE 12 OZ

We are writing on behalf of the Board of Directors of Metropolitan Toronto Condominium Corporation No.773 (40 Rosehill Avenue) with regard to the above-noted re-zoning application for the lands located at 29-39 Pleasant Boulevard.

40 Rosehill is located directly to the south of the subject lands. Therefore, we have taken a keen interest in this rezoning application, including providing detailed comments at the statutory public meeting before the Toronto and East York Community Council on October 14, 2021. We have raised concerns related to the size and character of the proposed podium, light impacts on north facing units at 40 Rosehill, height and transition to adjacent buildings, as well as maintaining access to the rear of 40 Rosehill via the existing municipal laneway along the west and south sides of the subject lands.

In addition to the recommendations set out in the staff report (September 23, 2021) for the above development, we believe that further changes are required to ensure compatibility with surrounding buildings, including 40 Rosehill. In particular, the Board of 40 Rosehill is prepared to support the proposed rezoning conditional on the following additional recommendations:

- 1) reduce base building height at the rear of the building from 6-storeys (23-metres) to 2 storeys (11-metres), and increase the tower height from 32-storeys (102.5 metres, plus mechanical penthouse) to 35-storeys (112-metres, plus mechanical penthouse);
- 2) reduce the depth of the south facing balconies from 1.8 metres to 1.5 metres, up to the height of the adjacent building at 40 Rosehill Avenue;
- 3) City Council directs that a Working Group will be set up comprised of the local Councillor, applicant, City staff, and interested residents (including 40 Rosehill Avenue) to refine and mitigate any issues related to the rear podium façade, south facing balcony design and the design of the open space on the east side of the building. The group would work on options to maintain

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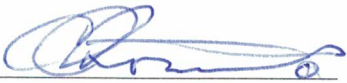
vehicular access to the rear of the property located at 40 Rosehill Avenue for maintenance and repair purposes, including that of trucks, that would be compatible with the park design.

We understand that these recommendations will be incorporated as items 1, 2 and 10 in a resolution that will be brought forward by Councillor Matlow to amend item TE28.4.

We note that the above recommendations, and their proper implementation, are critical to addressing the concerns of 40 Rosehill's Board and Owners. Without these recommendations, we do not believe that the proposed rezoning constitutes good planning.

We request notice of Council's decision in this matter pursuant to s. 34(18) of the Planning Act.

Yours truly,



Connie Roveto, President, MTCC No. 773



Ronald Pushchak, Vice President, MTCC No. 773

cc: Councillor Josh Matlow
David Driedger, Senior Planner
Amelia Bishop, Planning and Policy Advisor