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Please reply to the TORONTO OFFICE

March 2, 2021

File No. 2210604

SENT BY EMAIL TO ETCC@TORONTO.CA

Nancy Martins
City Clerk's Office
Etobicoke York Community Council
c/o 2nd Floor, West Tower
100 Queen Street West
Toronto, ON M5H 2N2

Dear Ms. Martins :

**RE: Planning Application Number: 20 226957 WET 07 OZ (the "Application")
York Condominium Corporation Nos. 112 and 128 (the "Corporations")**

We are the solicitors for York Condominium Corporation No. 112 ("YCC 112") located at 455 Sentinel Road and York Condominium Corporation No. 128, located at 1 to 19 Four Winds Drive ("YCC 128").

YCC 112 consists of 180 residential units and YCC 128 consists of 496 residential units.

We are writing to you in regards to the above-noted Application.

Our clients understand that the Application is to permit three buildings of 9, 11 and 32 storeys consisting of 560 residential units and 1,422 square metres of commercial gross floor area.

The purpose of this letter is to express the Corporations' objection to the proposed Application.

The Four Winds community, which includes YCC 54, YCC 112 and YCC 128, is an established multi-residential community made up of 5 11-storey buildings and stacked townhouses and 1 14-storey building. The current proposal is inconsistent with the character of the neighbourhood and is seeking height and densities that would result in a cluttered eyesore within an established community. The community has spent a lot of time developing a plan that seeks to enhance and protect the neighbourhood through the Keele Finch Plus Study and the Keele Finch Secondary Plan ("KFSP"). This Application would destabilize the neighbourhood and all the work that has been done to develop

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that study. The KFSP permits a maximum building height of 40 metres, whereas a building height of 105.5 metres is proposed.

The proposal for 41-75 Four Winds is to create only 1,422 square metres of commercial space. This is not sufficient, and the Corporations are concerned with losing the existing retail space. This is the only retail space within walking access to the neighborhood. Four Winds is a highly developed and very dense area with apartment high-rises on Fountainhead Rd and along Four Winds Drive. There are thousands of residents that rely on this retail space to provide essential retail services. The Application however proposes significantly increasing the number of residents in the community with a significant reduction in retail space to support them. A few store fronts on the 1st floor of a 32-story tower would be an insufficient replacement.

The proposed development is to be located directly on top of YCC 112's parking garage. Vehicular and loading access to the site would be provided by two private driveway entrances on Four Winds Drive. Vehicular access to the two underground garages is proposed to be off-site at 455 Sentinel Road to the west (YCC 112) and the first storey of the 9-storey building. This would drastically increase traffic over YCC 112's property and over-burden any existing easements.

It is also questionable if any existing easements of support over YCC 112's parking garage are sufficient to allow for the construction of the proposed buildings. In addition, presumably access would be required to YCC 112's garage in order to facilitate the development of a new building on top, which would prohibit and/or interfere with the use of the underground garage by the residents of YCC 112, and there are no easements in place allowing for that use of the garage by the developer and to interfere with the use of the garage by residents in that way.

The Corporations are also concerned with the Preliminary Pedestrian Level Wind Study prepared by Rowan Williams Davies and Irwin Inc., referenced in the City's Preliminary Report, dated February 3, 2021 that indicates that proposal would result in higher wind speeds than currently experienced on site, with certain proposed open spaces to experience uncomfortable wind conditions.

It is the Corporations' position that the proposal is not in keeping with the nature of the community, does not contribute to the overall long-term economic prosperity of the KFSP area, is not contextually appropriate in the planned and surrounding built context and is not in keeping with the directions of the KFSP.

Yours truly



Warren Kleiner

WK/bd

c. Boards of Directors, YCC 112 & 128

Matias de Dovitiis, Chief of Staff for City of Toronto Councillor Anthony Perruzza, via email to matias.dedovitiis@toronto.ca