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May 19, 2022

North York Community Council
North York Civic Centre
5100 Yonge Street
Toronto, Ontario
M2N 5V7

**Re: NOTICE OF PUBLIC MEETING
North York Community Council (Item NY 32.3)
Applications for Zoning By-law Amendment and
Site Plan Control Approval
20 166437 NNY 15 OZ ; 20 166443 NNY 15 SA
Leta Knox, Rebecca and Richard Liu
355-357 Roehampton Avenue
City of Toronto**

Urban Growth Inc. is the registered applicant / planning consultant for the above noted application. This letter is submitted in support of both the planning application, as well as to state that we are in agreement with the City Planning staff report.

Over the past 2 years since the application was originally submitted, we have worked collaboratively with both City staff and the local Councillor, and through them have also worked to address various comments received from the local neighbourhood.

Some of the changes made to the proposal since it was originally submitted include the following:

- Overall height reduced by 1.2m (4 feet);
- Westerly side yard setback increased from 0.9m (3 feet) to 1.8m (6 feet);
- 14 parking spaces provided on site, in full compliance with the Zoning By-law. Visitor parking, accessible parking, bicycle storage spaces all comply with current Zoning By-law;
- Outdoor amenity space and a separate pet relief area have both been added;
- Changes to the overall design and elevations requested by City staff have been made.

These changes, as well as other modifications, have addressed a wide range of comments from City staff and area residents. The final concept presented to Community Council today represents an appropriate in-fill project, and meets the



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planning policies and criteria set by the Province and the City of Toronto. We are supportive of this project, and agree with the City staff report.

In conclusion, we believe that this proposal is a good example of an in-fill planning application, and should be supported by Council. Should you have any questions with respect to the contents of this submission, please do not hesitate to contact the undersigned at 416-417-1357.

Yours truly,
Urban Growth Inc.

A handwritten signature in black ink, appearing to read "R. Dickie", written in a cursive style.

Randal Dickie, MCIP, RPP
President

ROEHAMPTON AVE

SEMI-
DETACHED

SUBJECT
SITE

CONDO
TOWNHOUSES

APARTMENTS

APARTMENTS

EGLINTON AVE E



SITE PLAN

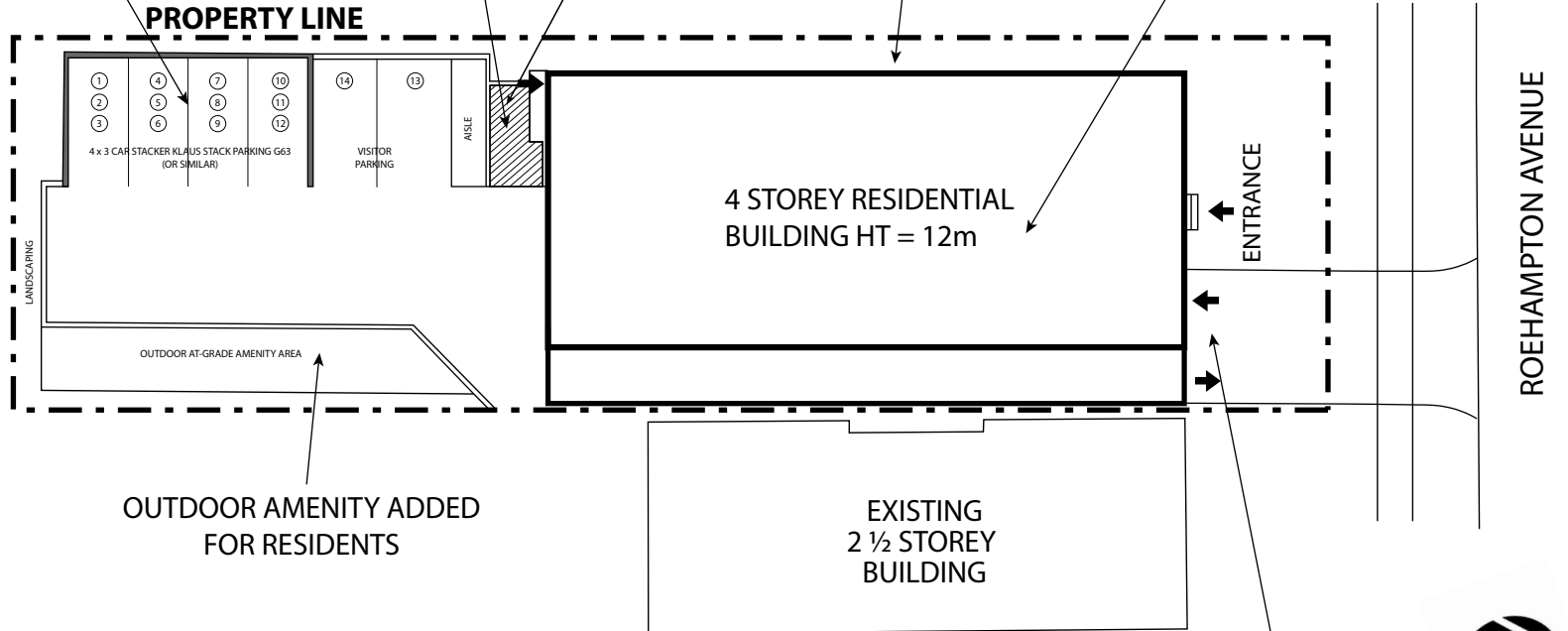
355-357 Roehampton Avenue

PARKING PROVIDED TO FULL CITY STANDARDS; RELOCATED TO ABUT APARTMENT BUILDING

OUTDOOR PET RELIEF AREA ADDED

SIDE YARD SETBACK DOUBLED FROM 0.9M TO 1.8M

OVERALL HEIGHT REDUCED BY 1.2M - 4 FEET; DESIGN CHANGE FOR MORE "RESIDENTIAL" LOOK



OUTDOOR AMENITY ADDED FOR RESIDENTS

FRONT GARAGE DOOR ADDED FOR "RESIDENTIAL FEEL"



NORTH