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VIA EMAIL – nycc@toronto.ca

North York Community Council
North York Civic Centre
c/o Toronto City Hall
100 Queen Street West
Toronto, ON M5H 2N2

Attn: City Clerk
Administrator, North York Community Council

Dear Mesdames/Sirs:

**RE: 1 to 3 Concorde Gate and 10 to 12 Concorde Place
Zoning By-Law Amendment and Plan of Subdivision Applications
175 Wynford Drive
Zoning By-Law Amendment Application
Agenda Items NY 33.14 and NY 33.15**

We are counsel to Don Mills Residents Inc. (“**DMRI**”). We write on behalf of our client regarding agenda items NY 33.14 and NY33.15, scheduled for consideration at the meeting of North York Community Council on June 28th, 2022. This letter constitutes written submissions on behalf of DMRI with respect to both agenda items. A representative of DMRI will be present at that public meeting to make oral submissions with respect to the agenda items.

DMRI is a residents’ association that represents those living in the Don Mills community and their interests. It is focused on maintaining and improving the quality of life within that community, which includes the lands where the above-noted applications are located. One of DMRI’s major concerns is ensuring that development in Don Mills occurs in a responsible way that is consistent with the existing neighbourhoods that make up this vibrant area of the City.

The two applications referenced above, and which are the subject of this letter, are located in very close proximity to each other. DMRI is opposed to both of them in their present form.

That opposition is not representative of a “NIMBY” attitude that is opposed to any and all forms of redevelopment or intensification. DMRI supports redevelopment when it is carried out in a manner that is responsible and consistent with the City’s commitment to the development of complete communities. These applications, unfortunately, do not meet those criteria and should not be approved in their present form.

DMRI was encouraged to see that City staff shares many of its concerns with the applications and is recommending to Community Council that they be opposed on that basis. This letter sets out in further detail a summary of the concerns DMRI and its members have with the applications under consideration. These concerns are common to both applications.

The concerns DMRI has with these applications include, but are not limited to:

- *Traffic management and parking* – the traffic studies carried out for these proposals to date have been woefully inadequate. Traffic management is already an issue in the area and stands to be exacerbated by the development proposed in the applications under review. A more comprehensive and appropriate traffic study that looks at the entire area (and accounts for future development) must be considered as part of these applications;
- *Urban design and built form* – the built form and design in the proposals does not accord with the City’s policies, including its Urban Design Guidelines and Tall Building Guidelines. They are not consistent with the existing neighbourhood and will detract from, rather than enhance, the area;
- *Proposed heights and densities* – the heights and densities included in the proposals are very aggressive. They are not appropriate for the area and will overwhelm existing services. Both heights and densities in the proposals must be attenuated significantly in order to be workable;
- *Compatibility with the existing neighbourhood* – as noted above, the proposal is not compatible with the design and structure of the existing neighbourhood. The applications represent a rapid and irresponsible departure that will harm the character of the community;
- *Adequacy of community services and facilities* – the applications do not contemplate an appropriate level of community services (which are already inadequate in the area). If approved in their present form they would not result in a complete community that is consistent with City policy;
- *Natural heritage and geotechnical concerns* – the proposals are not appropriately respectful of surrounding natural heritage features, and the geotechnical assessments carried out by the applicants are not adequate;
- *Risk management and disaster planning* – the applications are near a busy rail corridor. The applicants have carried out limited work on the risk management and disaster/evacuation planning arising from the proximity of that rail corridor. This issue has been given short shrift in the existing application studies and must be studied much more comprehensively so that an appropriate plan can be incorporated into the approval of any redevelopment in the area.



We thank the members of the North York Community Council for their consideration of this submission and would welcome the opportunity to discuss the concerns identified herein with City staff. Kindly provide us with notice of any decision made with respect to this matter.

Sincerely,

RAYMAN BEITCHMAN LLP



Conner Harris

CH/rf



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