



May 5, 2023

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Mayor and Members of Council  
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Attention: Sylwia Przedziecki

Dear Mayor and Members of Council:

**Re: 22-36 Greenbriar Road - Official Plan Amendment, Zoning By-law Amendment, and Rental Housing Demolition Applications**  
**Application Nos.: 21 252354 NNY 17 OZ, 21 252355 NNY 17 RH, 22 241544 NNY 17 SA**  
**Agenda Item NY4.9**

We are the solicitors for Rockbrook Developments Inc. ("Rockbrook"), the owners of the property municipally known as 71 Talara Drive in the City of Toronto (the "Site"). The Site is located on the south side of Talara Drive, directly across from 22-36 Greenbriar Road (the "Subject Property").

On December 31, 2021, Block (Greenbriar) Developments Ltd. ("Block") filed Official Plan ("OPA") and Zoning By-law Amendment ("ZBA") applications (collectively, the "Applications") to facilitate the development of the Subject Property with a 24-storey residential building containing 351 dwelling units. On December 23, 2022, Block resubmitted the Applications with a revised proposal that contemplated a 22-storey residential building containing 320 dwelling units.

We understand that the Applications will be considered by City Council on May 10, 2023. For the reasons that follow, we are writing to request that the City impose conditions of approval on Block requiring the delivery and cost sharing of the proposed cul-de-sac at the western terminus of Talara Drive. Rockbrook is supportive of the Applications, provided that such conditions are imposed.

### **Brief Background**

In July 2022, Rockbrook obtained Council approval with respect to OPA and ZBA applications to redevelop the Site with a 23-storey residential building containing 281 dwelling units. Rockbrook also applied for Site Plan approval, in conjunction with the OPA and ZBA applications. As part of the OPA/ZBA process, City staff requested a DIPS cul-de-sac at the western terminus of Talara

Drive. While Rockbrook's transportation consultants determined that a cul-de-sac was not warranted by the development, the Site was designed to accommodate a 7.5 m radii non-DIPS cul-de-sac and an on-site vehicular easement. Further, Rockbrook agreed to deliver the off-site road improvement as part of development works relating to the Site, but requested that cost sharing conditions be imposed on Block as the Subject Property would benefit from the delivery of the cul-de-sac.

Rockbrook has reviewed the proposal for the Subject Property and notes that the Applications do not contemplate the required cul-de-sac on Talara Drive. As the Subject Property benefits from the proposed cul-de-sac, Rockbrook requests that as conditions of approval, Block be required to deliver the proposed cul-de-sac and enter into satisfactory cost sharing arrangements with our client. Provided that such conditions are imposed by City Council, Rockbrook is supportive of the Applications.

Please provide the undersigned with written notice of any decision respecting this matter.

Yours truly,

Cassels Brock & Blackwell LLP

A handwritten signature in black ink, appearing to read 'SL', written in a cursive style.

Signe Leisk  
Partner

SL/OA