

April 3, 2023

North York Community Council  
c/o Matthew Green ([nycc@toronto.ca](mailto:nycc@toronto.ca))  
Toronto City Hall  
100 Queen Street West  
Toronto, ON M5H 2N2

Dear Members of North York Community Council:

**Re: NYCC Item NY4.11  
Official Plan and Zoning By-law Amendment Application Nos. 21 124969 NNY 18 OZ & 21  
124 12497 18 SA (the “Applications”)  
172-186 Finch Avenue West, 1-33 Grantbrook Street, 305-313 Hendon Avenue**

We are the lawyers for Eastway International Inc. (“**Eastway**”) with respect to its appeal of the Applications to the Ontario Land Tribunal in the matters bearing OLT File Nos. 22-00-4882 and 22-00-4883 (the “**Appeals**”).

We write in advance of the meeting of North York Community Council scheduled for April 4, 2023, where we understand that City Staff are seeking direction with respect to the Appeals in accordance with the [Staff Report dated March 16, 2023](#).

We are in receipt of a letter from counsel to the Toronto Catholic District School Board (“**TCDSB**”), Ms. Tara Pjurko, which outlines the TCDSB’s concerns in relation to the Applications, especially in light of the Notice of Approval Conditions (“**NOAC**”) issued by the City of Toronto for the new school building proposed to be constructed at 160 Finch Avenue West.

As of today’s date, we have not been provided with, nor have we had an opportunity to review the NOAC drawings that form the basis of the Site Plan Approval for the new school building. Eastway is, however, committed to considering the impact of the Applications on the school property/proposed new school building through the Appeals process and is confident that the Applications will address the TCDSB’s concerns in manner that is consistent with good land use planning. In this regard, we note the following:

1. The Applications will significantly improve both pedestrian and vehicular circulation through the block and surrounding areas via an 18.5 m road designed to public standard, including 2.1 m sidewalks on each side of the boulevard. This will tie into the existing road and sidewalk network in the area ensuring safe movements.
2. With regards to the relationship between the two properties, there is a notable separation between the proposed mid-rise building along Finch Avenue and the existing/new school. Inclusive of the road, there is approximately 37.57 m between the mid-rise building and the east property line.

Additionally, the eastern edge of the site contains the lowest amount of height and density. The heritage building will remain, which will be renovated and thereby accompanied by a large amount of outdoor amenity space along that property line. As one moves north along this property line, ground-related three storey townhouses are introduced that maintain rear yards onto the school site.

3. Shadow studies were prepared and submitted in support of the Applications. These studies demonstrate that any sun/shadow impacts on the school property will be minimal. During the fall and spring equinoxes the property will be minimally impacted by evening shadows, which will land on the property after 5pm. We anticipate that all classes would be dismissed by that time.

We thank you in advance for your attention to this letter and we look forward to addressing this matter with the TCDSB directly.

Yours truly,

**Dentons Canada LLP**



**Max Reedijk**  
Senior Associate

Copy: Ms. Tara Piurko, Counsel for TCDSB