



Councillor Jon Burnside
Ward 16—Don Valley East

Toronto City Hall | 100 Queen Street West, Suite B33, Toronto ON M5H 2N2



August 29, 2023

Members of North York Community Council

Matthew Green
North York Community Council
Toronto City Hall
100 Queen Street West
Toronto, ON M5H 2N2

Dear colleagues,

NY7.6 - 789-793 Don Mills Road and 10 Ferrand Drive - Official Plan Amendment and Zoning By-law Amendment and Site Plan Control Applications - Appeal Report

I fully support the Recommendations in the Appeal Report before you today;
The Director, Community Planning, North York District recommends that:

1. City Council direct the City Solicitor and appropriate City staff to attend the Ontario Land Tribunal **in opposition** to the current Application regarding the Official Plan and Zoning By-law Amendment appeal for the lands at 789-793 Don Mills Road and 10 Ferrand Drive and to continue discussions with the Applicant in an attempt to resolve outstanding issues.

Of note, all the tower heights have increased from the original application.

Overall units have increased from 2,263 dwelling units to 2,655 dwelling units

The proposed density at 9.4 times the lot area exceeds the permitted density as prescribed by the Secondary Plan. The density as currently proposed by this application cannot be supported and should be reduced to be in keeping with the density prescribed by the Secondary Plan, subject to meeting the built form policies of the Secondary Plan and Official Plan.



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Ward16.ca



JonBurnside_DVE

Furthermore, Planning staff and residents have concerns with the proposed built form in relation to the site as well as the surrounding context.

Sincerely,



Councillor Jon Burnside
Ward 16, Don Valley East