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**Re: Zoning Amendment Application and Site Plan Control Application – Appeal Report
On behalf of 673 Warden**

We are writing on behalf of the owners of the property municipally known as 673 Warden Avenue (the “subject site”) which is subject to a Zoning By-law amendment application (file #22 203398 ESC 20 OZ) and related Site Plan Approval application (file #22 203397 ESC 20 SA) (the “applications”) in order to clarify content within City Planning Staff’s Appeal Report.

Our client appealed the applications on May 1st, 2023, to the Ontario Land Tribunal (OLT) due to the City’s failure to make a decision within the prescribed statutory timeframe. The City of Toronto Planning Division (Scarborough District) has prepared an Appeal Report dated October 2, 2023 which recommends that the City Solicitor and City Staff attend the OLT hearing in opposition to the current applications, and continue to work with the applicant in the meantime.

We would like to provide clarification regarding Page 7 of the Appeal Report which incorrectly summarizes the comments made by residents who attended the Community Consultation meeting (CCM) which was conducted virtually on March 28th, 2023. We have reviewed the video recording of the CCM in detail, as well as the two (2) written comments submitted to the City, which address traffic-related concerns. This detailed review confirms the comments made by residents and stakeholders, which does not entirely accord with that reported in the Appeal Report.

Accordingly, we note that the following comments and concerns referenced in the Appeal Report **were not** raised by any CCM attendees, nor were they mentioned in any written submissions made to the City thereafter:

- “Noise dust and fumes from the potential construction.
- Height and shadow impact.
- Density and scale.
- Adequate vehicular and bicycle parking.
- Concerns around school capacity.”

We would also like to note that a few speakers spoke in support of the application.

We trust that this clarifies the comments, concerns, and positive feedback heard at the CCM on March 28th, 2023.

Yours very truly,

GOLDBERG GROUP

A handwritten signature in blue ink, appearing to read "Michael Goldberg", is written over a faint rectangular stamp.

Michael Goldberg, MCIP, RPP
Principal

cc. City of Toronto, Clerk

Christopher Tanzola, Overland LLP.

673 Warden Realty Holdings Inc.