



July 8, 2024

By email to: nycc@toronto.ca

Matthew Green
Toronto City Hall
100 Queen Street West
Toronto, ON M5H 2N2

Attention: Matthew Green

Dear Members of North York Community Council,

Re: NY15.22 – Traffic Control Signals – Bathurst Street and a Point 100 Metres South of Carpenter Road
Starlight Investments – Applicant of 25 Fisherville Road
City File No.: 18 189969 NNY 10 OZ and 19 243233 NNY 06 SA

IMH 25 Fisherville Ltd. ("Starlight") is the Owner of 25 Fisherville Road within the block generally bound by Fisherville Road to the north, Bathurst Street and Carpenter Road to the east, Rockford Road to the south and Russfax Drive/Stonedene Boulevard to the West. The purpose of this letter is to express our support of the Staff Report recommending that City Council authorize the installation of traffic control signals at Bathurst Street and a point 100 metres south of Carpenter Road in conjunction with the removal of the Pedestrian Refuge Island (PRI) on Bathurst Street and a point approximately 160 metres south of Carpenter Road.

The block is comprised of a group of landowners ("The Bathurst-Fisherville Block Landowners Group"), which together with Starlight includes Hazelview Developments Inc. (6020 and 6030 Bathurst Street) and Pinedale Properties (6040 Bathurst Street and 5 Fisherville Road). Starlight is currently pursuing approval of the Site Plan Control Application ("the Site Plan Application") for the 25 Fisherville Road site and will also be concurrently filing an application to lift the Holding provision of the site-specific Zoning By-law Amendment.

Following the Applicant's participation in the Bathurst-Fisherville Block Plan process with City Planning, and mediation sessions led by the Ontario Land Tribunal ("OLT", then the Local Planning Appeal Tribunal), related to the Block Plan held in May and June 2019, in relation to the appeals of the adjacent Landowners' applications and the broader Block Study area, a revised submission of the application was provided to the City in August 2019. Starlight's Zoning By-law Amendment application was approved by City Council on October 2, 2019.

On November 27, 2019, Starlight filed a 'friendly appeal' to ensure that all matters of implementation between the Bathurst-Fisherville Block Landowners Group are carried forward by one approval authority given the OLT was the approval authority for the two other Landowners' applications.





On March 5, 2020 the OLT issued Interim Orders with respect to the Pinedale Properties and Hazelview Developments Inc. appeals, and these were amended on April 21, 2020.

On May 13, 2021 the OLT issued an Interim Order with respect to Starlight's appeal including several pre-conditions which must be satisfied by the Bathurst-Fisherville Block Landowners Group. As part of the multi-party Section 37 Agreement, a new public road is required to be secured prior to the issuance of the first building permit, among other matters. Further, Starlight continues to advance the Site Plan Control Application for 25 Fisherville Road in lock-step with the Landowners Group's efforts to satisfy comments from Engineering and Construction Services and Transportation Planning relative to the new public road.

A joint final Order of the OLT was issued on July 29, 2022 enacting Zoning By-law Amendments for the three properties of the Bathurst-Fisherville Block Landowners Group. Holding provisions were included within each by-law which included conditions related to securing a new public street between Fisherville Road and Bathurst Street to serve the new development of the block.

The introduction of a new public road within the Bathurst-Fisherville block serves an immediate benefit to area residents in terms of connectivity to commercial services and bus transit on Bathurst Street and Steeles Avenue West. Further, the new public road will provide access to various public parkland areas and privately owned public spaces which will be created through the site-specific applications as per the various Section 37 Agreements.

The Bathurst-Fisherville Block Landowners Group is targeting a Q2 2025 construction start for the new public road. The necessary approvals for the road, including adoption of the recommendations contained in this Staff Report, must be secured this year to ensure this timeline can be pursued. The Landowner Group's ability to deliver the public road within the projected timeframe outlined in the Staff Report is contingent upon an approval by Council within this cycle.

Further, the timing of construction for the road is sensitive as the work must be done prior to the Capital Works project being initiated on Bathurst Street. Therefore, a motion by members of Community Council to adopt the Staff recommendations is essential at the July 9, 2024 meeting to ensure The Landowner Group's Q2 2025 construction start can be maintained.

Should you have any questions please do not hesitate to contact the undersigned or Marie Bianchi, Development Manager at 416-234-8444.

Yours very truly,

A handwritten signature in black ink that reads "Howard Paskowitz".

Howard Paskowitz, M.B.A
Vice President, Development

