WESTON CONSULTING

North York Civic Centre
North York Community Planning
5100 Yonge Street
North York, Ontario M2N 5V7

April 29, 2025
File 11850

**Attn: Matthew Green, Administrator**
**North York Community Council**

**Re: Official Plan Amendment, Zoning By-law Amendment Applications – Appeal Report**
**250-258 Viewmount Avenue, Toronto**
**24 185909 NNY 08 OZ**
**North York Community Council – Item NY 23.5**

Weston Consulting is the planning consultant for Signature Hill Corporation, the applicant for the development of the properties located at 250-258 Viewmount Avenue in the City of Toronto (herein referred to as 'The Subject Property').

Signature Hill Corporation is proposing to redevelop the Subject Property to accommodate a 40-storey residential building. The Subject Property is located on the north of Viewmount Avenue, adjacent to the Glencairn Subway Station and approximately 250 metres east of Marlee Avenue.

On July 24, 2024, an application to amend the Official Plan and Zoning By-law was submitted; it was deemed complete by the City on August 29, 2024. On January 16, 2025, Signature Hill Corporation appealed the Official Plan and Zoning By-law Amendment Applications to the Ontario Land Tribunal.

We have reviewed the Staff Report, dated April 10, 2025, which is proceeding to North York Community Council for consideration on April 30, 2025. We wish to point out several errors contains within the Staff Report:

- Page 10 notes that the proposal provides "for a tower separation of 11 metres to the east which assumes the adjacent lands to the east will be redesignated and relies on the adjacent lands to provide for additional tower separation." This is incorrect. The tower separation to the east Is 20.96 m, which greatly exceeds the City's guidance for tall building separation.
- We further note that the lands to the **east of the Subject Property** are City owned lands currently used as open greenspace. These lands cannot accommodate a tall building in the current configuration and immediate proximity to the TTC station further to the east.
- As it relates to the proposed tower separation to the west, we note that a full 12.5 m is proposed from the west facing elevation of the proposed tower to the lot line. The distance taken from the edge of the projecting balconies is 11 metres.

To confirm, the minimum tower separation distance found in the City's guidance documents is met as it relates to the setback to the west and is greatly exceeded to the east. In our respectful opinion, this is demonstrative of the fact that the Subject Property is of a size and configuration which can support a tall building.

Please contact Jane McFarlane at 416.640.9917 ext. 225 or Jasmine Mohamed at ext. 381 should you have any questions.

Yours truly,
**Weston Consulting**
**Per:**

Jane McFarlane

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Jane McFarlane, BAH, MES(Pl), MCIP, RPP
Partner, Planning Lead

c. Signature Hill Corporation