

**City Planning**  
John Livey, Deputy City Manager

**City Hall**  
100 Queen Street West  
12<sup>th</sup> Floor, East Tower  
Toronto, Ontario M5H 2N2

**Tel:** 416-392-8772  
**Fax:** 416-392-8115  
jkeesma@toronto.ca  
www.toronto.ca/planning

David Godley  
401 Lake Promenade  
Toronto, ON M8W 1C3

July 11, 2016

Dear Mr. Godley:

**Re: Committee of Adjustment Application for 9 Meaford Avenue (B29/16EYK, A338/16EYK and A339/16EYK)**

Thank you for your email dated June 30, 2016. I understand through communication with West District Planning staff that this was a very difficult application and that much thought and consideration went into arriving at the position. I appreciate your concern and want to assure you that a fulsome review was undertaken against all of the relevant policies in the Official Plan, including in particular, Section 4.1.5. Staff also reviewed the application for conformity with the new *Neighbourhoods* policies adopted through Official Plan Amendment No. 320.

Although Staff were of the view that the application met the requirements outlined in the *Planning Act*, due to the community concern in Long Branch, staff recommended a deferral for a community meeting, which the Committee of Adjustment concurred with at the July 7, 2016 hearing. This will provide members of the community an opportunity to discuss concerns and potential revisions with the applicant. Your point regarding involving Urban Design staff is well taken. Urban Design staff will assist at the upcoming community meeting (date to be determined).

I am very pleased to hear that the Neighbourhood Urban Design Guidelines Pilot Project in Long Branch is off to a great start. I truly appreciate your participation in this important initiative. The design guidelines will assist neighbourhood associations, community groups, home owners, and land owners interested in redevelopment as well as City Staff, the Committee of Adjustment and City Council in assessing future proposals in terms of how they will 'fit' with the context and existing neighbourhood character.

Thank you for your continued involvement. Your participation is valued and is of great assistance.

Sincerely,

A handwritten signature in blue ink that reads "J. Keesmaat".

Jennifer Keesmaat, MES, MCIP, RPP  
Chief Planner and Executive Director  
City Planning Division

c. John Livey, Deputy City Manager