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**David Sit**  
Director, Community Planning

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Ms. Kelly Skeith  
Acting Chief Development Officer  
Toronto Community Housing (TCH)  
931 Yonge Street, 2<sup>nd</sup> Floor, Toronto, Ontario  
M4W 2H2

Dear Ms. Skeith,

I want to first thank you, Noah Slater and other Toronto Community Housing (TCH) staff, for your ongoing collaboration with City of Toronto Planning and Legal staff on the proposed redevelopment proposal at 155-165 Elm Ridge Drive. This site is owned by Reena, a non-profit social service agency and housing provider who will be redeveloping the site for supportive social housing in the near future. This site is immediately adjacent to TCH's existing building at 145 Elm Ridge Drive.

Through City Planning's review of Reena's application, it has been determined that a number of site improvements were required to allow the site to function better. This included creating improved landscaping in the front yard and a functional ground floor. In order to achieve this outcome, Reena contacted TCH to explore the possibility of a shared access agreement in order to share access to TCH's underground garage entrance to create additional space in Reena's front yard. The discussions between Reena and TCH are ongoing and City Planning supports this action.

The second area of discussion is in regard to the future potential redevelopment of the TCH property and the tower separation between the future Reena building and the TCH building. Please be advised that should the TCH property redevelop in the future, City Planning staff will seek a tower setback from your west property line of 12.5 metres, consistent with the City's typical request for other tower developments. Also, the location of the future podium will be dependent on its design, functionality and future uses and will not be subject to the same separation as the tower portion of the building. Final setbacks will be determined through the formal application process.

Lastly, given that City Planning staff will advance a final report for the Reena building in the upcoming months, it is our intent to address both the shared access and tower separation in our report.

We would appreciate that once you have had an opportunity to seek approval from your Board that you advise City Planning of the outcome so that we can finalize the review process.

Should you have any questions, please do not hesitate to contact me at (416) 392-7188.

Yours Truly,

A handwritten signature in blue ink, appearing to read "David Sit", written over a light blue circular stamp.

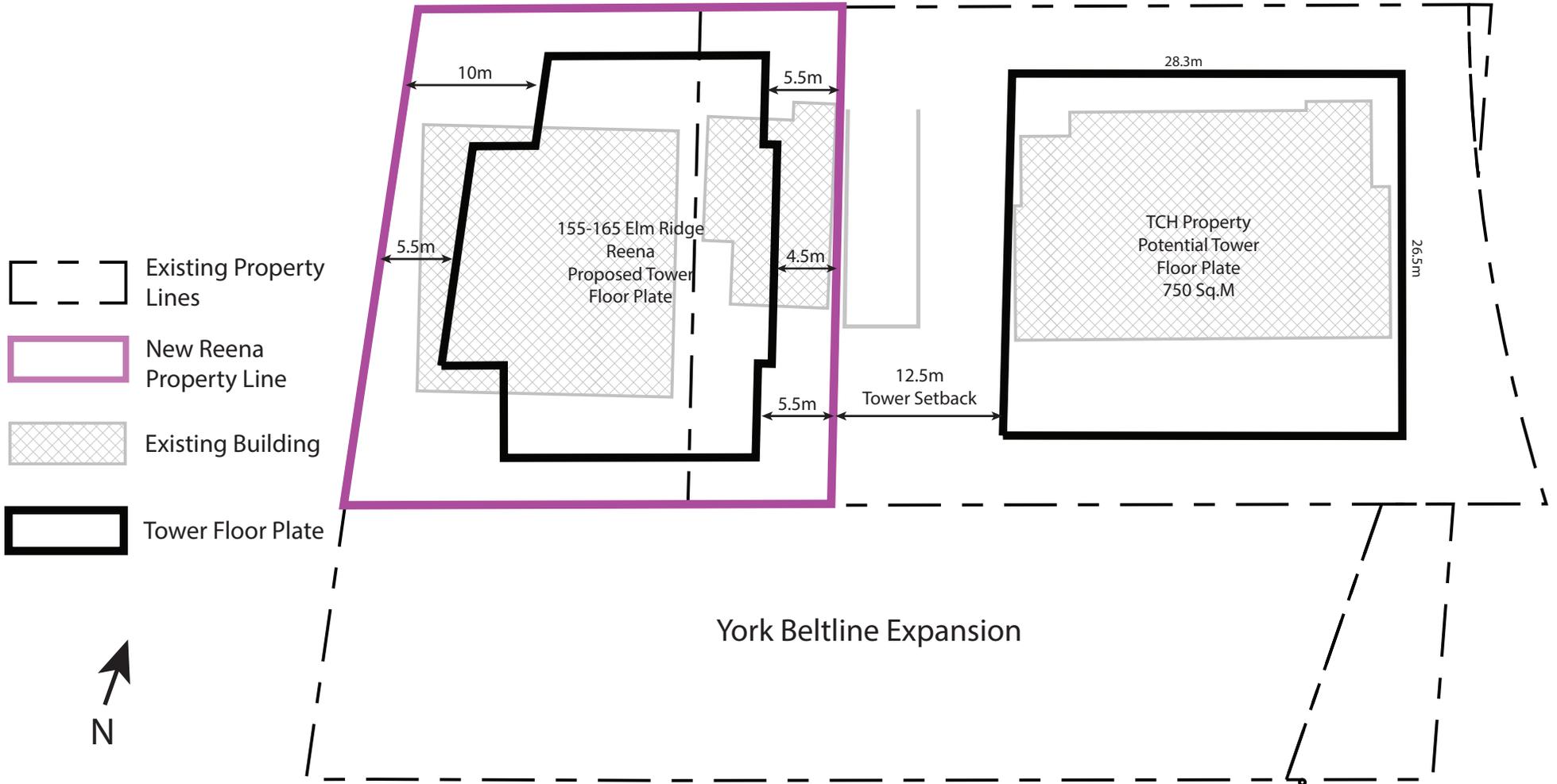
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Attachment 1: Site Plan  
Attachment 2: Elevation Plan

# Attachment 1

## Site Plan

Without Prejudice. For Discussion Purposes Only.  
April 11, 2022



-  Existing Property Lines
-  New Reena Property Line
-  Existing Building
-  Tower Floor Plate



# Attachment 2

## South Elevation

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April 11, 2022

-  Existing Property Lines
-  New Reena Property Line

