

North York Community Council

NY21.39.2

From: Christopher Tanzola <ctanzola@overlandllp.ca>
Sent: Wednesday, March 29, 2017 10:36 AM
To: North York Community Council; Clerk; Mark Crawford
Cc: Neil Pattison (NPattison@graywoodgroup.com)
Subject: 250 Lawrence Avenue West and 219 Glengarry Avenue -- Item NY21.39
Attachments: graywood 250 lawrence ltr city council re directions report signed march 29 2017.pdf

Please see our attached correspondence in respect of this matter.

Thank you,
Chris

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March 29, 2017

VIA EMAIL

Mayor John Tory and Members of City Council
Toronto City Hall
100 Queen Street West
Toronto, ON M5H 2N2

North York Community Council
North York Civic Centre
5100 Yonge Street
Toronto, ON M2N 5V7

Attention: City Clerk

**Attention: Francine Adamo, Committee
Administrator**

Your Worship and Members of Council:

**RE: Request for Directions Report – Official Plan and Zoning By-law
Amendment Applications – 250 Lawrence Avenue West and 219 Glengarry
Avenue – Item NY21.39**

We are the lawyers for Graywood Developments, 2418832 Ontario Inc., and 2419732 Ontario Inc. in the above matter (collectively, the “**Applicant**”). The Applicant is proposing to redevelop the site at 250 Lawrence Avenue West and 219 Glengarry Avenue (the “**Property**”) with a 12-storey residential building containing approximately 241 dwelling units and two 3-storey semi-detached dwellings.

On behalf of the Applicant, we appealed this matter to the Ontario Municipal Board in November 2016. A prehearing is scheduled for May 25, 2017.

We have reviewed the Request for Directions Report dated March 17, 2017 (the “**Staff Report**”), which we understand will be considered by North York Community Council on April 4, 2017.

As recognized by the Staff Report, the Property presents an opportunity for infill intensification at an appropriate scale in a well-suited location between the Avenue Road Avenue Study area and the surrounding neighbourhood. The development presents an opportunity to upgrade and reinvest in City’s stormwater management infrastructure, and an opportunity for improvements in the urban parkland associated with the Douglas Greenbelt.

While we disagree with the conclusions of the Staff Report with respect to the planning merits of the proposed development, we believe that the Staff Report does fairly present the issues that remain to be resolved between the Applicant and City Staff or to be addressed in a hearing at the Ontario Municipal Board.

In that respect, we support the recommendation made by City Staff in the Staff Report to continue discussions with the Applicant to address the issues outlined in the report.

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Please provide us with notice of North York Community Council and City Council's decisions regarding the Staff Report, as well as notice of any further reports or consideration of this matter by the City.

Yours truly,
Overland LLP



Per: Christopher J. Tanzola
Partner
c. client