

June 17, 2019

**By E-Mail**

Toronto City Council  
Toronto City Hall  
100 Queen Street West  
Toronto, Ontario  
M5H 2N2

**Attention: Ulli Watkiss, City Clerk**

Dear Council:

**Re: Lawrence Avenue West Block Study – City-Initiated Official Plan  
Amendment Application – Final Report  
Proposed Official Plan Amendment No. 433  
Planning Application No. 19 141573 NNY 08 OZ  
Agenda Item NY6.6**

We are counsel to Oasis Townhomes on Lawrence Inc., the owner of lands municipally known as 579, 581, 583 and 585 Lawrence Avenue West, Toronto (the “Lands”).

The Lands are located within the area subject to the proposed City-initiated Official Plan Amendment No. 433 (“OPA 433”), which resulted from the Lawrence Avenue West Block Study that was conducted by City Planning staff and will be considered by City Council at its meeting on June 18 and 19, 2019.

The Lands are also subject to site-specific Official Plan Amendment and Zoning By-law Amendment applications (Application Nos. 17 222637 NNY 8 OZ), which were submitted to the City by our client on September 12, 2017 to permit a development consisting of twelve townhouse dwellings (the “Applications”).

On March 16, 2018, on behalf of our client, we filed appeals of the Applications to the Local Planning Appeal Tribunal based on the City’s failure to make a decision on the Applications within the time periods set out in the *Planning Act* (the “Appeals”). The Appeals were subsequently assigned Case No. PL180241 by the Tribunal and a hearing has been scheduled to commence on November 18, 2019.

At its meeting on June 18 and 19, 2019, City Council will also be considering a report from the Director of Community Planning, North York District, recommending that the City oppose the Appeals in their current form but that staff continue discussions with our client and seek revisions to the Applications in an attempt to resolve issues (Agenda Item NY6.7). Of note, proposed OPA 433 is referred to repeatedly in the staff report regarding the Applications.

Given the date that the Applications were submitted to the City, it is our position that the Applications are not required to conform to the proposed OPA 433, even if adopted by City Council at its meeting on June 18 and 19, 2019. Accordingly, it would be inappropriate for the City to oppose the Appeals on the assertion that the Applications do not conform to the proposed OPA 433.

Having said that, in the spirit of cooperation, our client has advised the City of its willingness to revise the Applications to address most, if not all, of the concerns identified by City Planning staff in its report, and we look forward to working with the City towards a resolution of the Appeals in that regard.

Kindly ensure that we receive notice of City Council's decision with respect to this matter.

Yours truly,  
**DAVIES HOWE LLP**



Mark R. Flowers  
Professional Corporation

copy: Kasia Czajkowski, Legal Services, City of Toronto  
Cathie Ferguson, Community Planning, City of Toronto  
Clients  
David Huynh, Bousfields Inc.