

# NY25.43.2

## Goodmans<sup>LLP</sup>

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Our File No.: 09-1699

**Via Email**

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

**Attention: Francine Adamo, Secretariat**

Dear Sirs/Mesdames:

**Re: Item No. NY25.43  
Request for Direction Report – 50 and 52 Neptune Drive**

We are solicitors for 2135335 Ontario Inc. and 2145072 Ontario Inc., the owners of the properties known municipally as 50 and 52 Neptune Drive in the City of Toronto (the "Property").

Although the Request for Direction Report currently recommends that City Council authorize the City Solicitor, together with City Planning staff and other appropriate staff, to oppose the application in its current form, we are pleased that City staff are also recommending that staff be authorized to continue discussions with our client respecting a revised application.

As noted in the report, City staff agree that the Property is an appropriate site for redevelopment and intensification. We believe this conclusion appropriately reflects the Apartment Neighbourhood designation for the Property and its location adjacent to 19-storey and 9-storey buildings on Bathurst Street. Through the working group process and discussions with City staff, our client has attempted to respond to concerns regarding the proposed development, with our understanding that height remains the only outstanding issue. In addition, it is our understanding that our client has resolved staff concerns in respect of rental replacement.

Given that the Property is suitable for redevelopment and intensification, and the progress made through the working group process and discussions with City staff, our client supports an opportunity for additional discussions in advance of the Ontario Municipal Board hearing scheduled to commence on September 9, 2013. In particular, it would be beneficial to have such discussions as soon as possible to see if any agreement could be reached in advance of the next meeting of City Council in July.

Please also accept this letter as our request for notice of any meeting or decision made in respect of the above-noted matter.

Yours very truly,

**Goodmans LLP**

David Bronskill  
DJB/  
cc: Client

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