

NY25.44.2

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June 17, 2013

Our File No.: 11-2495

**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. NY25.44  
Status Report - Yonge, Duplex, Helendale and Orchard View Block Study**

We are solicitors for KCAP Helendale Inc., the owner of the property known municipally as 2360 Yonge Street in the City of Toronto (the "Property"), which is located within walking distance of an existing subway station and the City's significant investment in the Eglinton Crosstown LRT. We are writing on behalf of our client to request a deferral of the above-noted matter.

As you may know, on May 7, 2012, our client filed a rezoning application for the Property. A community consultation meeting is now scheduled for June 18, 2013. While our client agreed to participate in the above-noted block study, our client did not agree to delay the processing of its rezoning application. Although we are pleased that a community consultation meeting has finally been scheduled, the above-noted matter should be deferred pending this meeting.

In addition, our client is concerned that City staff appear to be advancing a new policy direction for the area. It is unclear from the staff report whether this policy direction would be applied to current development proposals. We should remind the City that it is well-established jurisprudence that planning applications should be evaluated under the existing policy context at the time of submission, especially when the City only recently completed a review of the Yonge-Eglinton Secondary Plan.

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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