TORONTO

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August 28th, 2014

Re: **Item EY 35.8 - 2849, 2851, 2853, 2855 and 2857 Islington Avenue - Zoning By-law Amendment Application**

Dear Mayor and Members of Council,

My apologies for not attending this week's Council meeting, I understand that today you will be continuing the debate on **Item EY 35.8 - 2849, 2851, 2853, 2855 and 2857 Islington Avenue - Zoning By-law Amendment Application**

The developer's application to the Ontario Municipal Board is due to the fact that after a few years of community meetings and trying to work within staff's direction Council hadn't made a decision and time had lapsed for the City to respond to the application. The amendments made at Community Council were amendments that would hopefully generate a report in support of the application before Council breaks until December and the amendments were agreeable to the community as a compromise to the original application - which had a taller footprint and an unattractive box-style appearance. The amendments made at Community Council reduces the density, decreases the number of 1 bedroom units, allows for more 2 bedroom units, and takes into account most of the shadowing issues by changing the shape of the building. Given that the applicant wanted 5 storeys and the planners are asking for 3 storeys, I think the recommendation of 4 storeys is a fair compromise. I also wish to remind Council that there are two 9 storey condominiums right next door to this site and I believe the OMB would approve a 5 storey development based on that. I also wish to remind Council that the applicant's solicitor, Adam Brown, has written you a letter verifying that the Community Council recommendations would be the settlement they are looking for at the OMB.

In approving this condominium it is my belief that it allows for affordable condominium ownership and fits within Council's policies regarding affordable housing. While the community would prefer status quo, it's my understanding that this corridor does not dictate that under the Official Plan and with that argument the Ontario Municipal Board would approve the higher density.

Please support the community's compromised agreement in the Community Council recommendations.

Kind regards,



Councillor Giorgio Mammoliti
Ward 7, York West