SHERMAN · BROWN
BARRISTERS & SOLICITORS

August 27, 2014

Our File No.: 001723

Mayor and Members of Council
City of Toronto
100 Queen Street W.
Toronto, ON, M5H 2N2

**Attention:**

Dear Mayor and Members of Council:

**Re: SUPPORT OF SETTLEMENT - 2849 – 2857 ISLINGTON AVENUE**

**Council Agenda Item No.: EY 35.8**

We are the solicitors for the owner/applicant in respect of the above-noted matters. For the past 16 months, following the submission of our client's originating applications to redevelop the subject site, our client worked cooperatively with City Staff in the hopes that a positive report would have been placed before community council well before the August Council break.

Our client's original hope was to develop the Site, located on an arterial road adjacent to a 9 storey residential building, with a modest mid-rise design that would fit well within the fabric of the immediate surrounding neighbourhood. Following an extensive consultation process which considered the input of the local Councillor, the local community representatives and City Staff, our client worked diligently to respond to the various issues raised, which responses we were confident would result in City Staff's release of a positive report in support of the proposal well before the August Council break.

Instead of supporting the extremely modest proposal, our client was faced with a refusal report, leading our client to file an appeal, while at the same time, continuing to consider a request from the local Councillor to continue in a cooperative approach, addressing many of the issues raised by all involved. In the spirit of cooperation, our client wishes to confirm their formal support for the compromise reached with Community Council.

Without reciting all of the conditions imposed by the motion approved by Community Council, our client agreed to a reduced density, a reduced lot coverage, a reduced overall unit count, and increase to the number of two bedroom units, increased setbacks of 4.6 and 9.2 m to the north, an

increase to the residential amenity space, the addition of residential units along the east wall of the p1 parking level, increased setbacks along Islington Avenue, increased setbacks to the rear property line from 12.8 to 15.8 m.

The revised proposal complies fully with the 45 degree angular plane from the lower density area to the rear, with an extremely modest height of only 4 storeys along Islington Avenue, a height which is not only lower than any development that this Council has considered along a major arterial road, but which modest height is highlighted by the fact that it is being proposed adjacent to an existing 9 storey apartment building.

Recognizing that this matter is now being debated by City Council, I wanted to ensure that Council is fully aware of the fact that the settlement motion endorsed by Community Council, if endorsed by City Council, is fully supported by our client, eliminating the necessity for a lengthy OMB Hearing. In addition, we also confirm that if such motion is adopted by City Council, our client is committed to all of the conditions imposed as part of the settlement motion.

Our client is hopeful that its continued cooperative approach is recognized by City Council through the adoption of the motion that was approved at Community Council.

Yours very truly,

Adam J. Brown

cc: Councillor Mammoliti