

# ANALOGICA

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## **E-MAILED**

06 August 2014

Councillor John Filion  
City of Toronto  
North York Civic Centre  
5100 Yonge Street  
TORONTO M2N 5V7  
E: councillor\_filion@toronto.ca

Re: City Council Resolution CC50.5 - Settlement - 51 Drewry Avenue & 8-28 Inez Court

Dear Councillor Filion:

As you know, I act for Yolanda Flanders in the above-captioned matter.

At its meeting on 1-3 April 2014, City Council endorsed Yolanda Flanders' settlement proposal, dated 20 March 2014, for ending adjudication of its development application at 51 Drewry Avenue and 8-28 Inez Court. Under that proposal, Yolanda Flanders is to withdraw its OMB Appeals (File Nos. PL111252 and PL111240) before submitting a revised zoning application substantively consistent with the site plan attached thereto.

That site plan deploys the density permitted by the North York Centre Secondary Plan in conformity with the Secondary Plan's height limits, but sub-optimally so. However, as you are aware, s 5.4.2 of the NYCSP allows the height limits to be increased in such circumstances to the extent necessary to provide for desirable flexibility in built form so long as the density remains within the limits specified by the NYCSP, the Secondary Plan's urban design objectives are met, and the residential amenity of nearby stable residential areas is not appreciably affected. Following consultation with planning staff, Yolanda Flanders has

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proposed an improved site plan that complies with the aforementioned requirements of s 5.4.2, only minimally increasing the height of one of the two towers (the one furthest away from low and mid-rise development) in order to provide for superior built form and, consequently, better development.

As you also know, this improved site plan was overwhelmingly endorsed by local residents, in preference to the original site plan, at a well attended community consultation meeting that you convened last Thursday.

While Yolanda Flanders remains willing to proceed with the original site plan (Option A) in accordance with Council Resolution CC50.5, it would be preferable for all concerned, including the local community, to instead proceed with the improved site plan (Option B). Accordingly, Yolanda Flanders will submit a revised zoning application substantively consistent with the Option B site plan, instead of the Option A site plan, provided that Council determines that Option B is an acceptable alternative to Option A.

To this end, I ask that you kindly bring this matter before City Council for such a decision at the earliest possible opportunity.

City Council Resolution CC50.5 is enclosed together with Option A (the original site plan attached to the settlement proposal endorsed by Council) and Option B (the improved alternative preferred by the Community).

If you have any questions, or would like to discuss this letter or require clarification of any of its contents, I would be happy to speak with you at your convenience.

Sincerely,



G.S. Belza

c John Alati  
Counsel to Yolanda Flanders