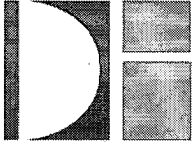


NY29.20.1



Davies  
Howe  
Partners  
LLP

Lawyers

The Fifth Floor  
99 Spadina Ave  
Toronto, Ontario  
M5V 3P8

T 416.977.7088  
F 416.977.8931  
davieshowe.com

Please refer to: **Aaron I. Platt**  
e-mail: [aaronp@davieshowe.com](mailto:aaronp@davieshowe.com)  
File No. 702535

August 5, 2012

**By E-Mail Only to [clerk@toronto.ca](mailto:clerk@toronto.ca) &  
[jandree@toronto.ca](mailto:jandree@toronto.ca)**

Ulli Watkiss, City Clerk  
City of Toronto  
City Hall  
100 Queen Street West  
13th Floor, West Tower  
Toronto, ON M5H 2N2

John Andreevski, Planner  
City of Toronto  
North District  
5100 Yonge Street  
Toronto, ON M2N 5V7

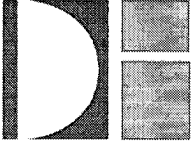
Dear Sir and Madame:

**Re: Application for Zoning By-law Amendment for  
1678-1704 Avenue Road, 375-377 Fairlawn Avenue and  
412-416 Brookdale Avenue, Toronto (“the Development Site”)  
Application No.: 11 330290 NNY 16 OZ (“the Application”)**

Further to our telephone discussion, I confirm we are counsel to Starbank Development Corporation, the owner of 1648 & 1654 Avenue Road, Toronto (“the Starbank Lands”). The Starbank Lands are located approximately half a block south of the Development Site.

Our client has reviewed the Preliminary Report by the City’s Planning Staff dated February 29, 2012 and has a number of concerns related to the impact of the development contemplated by the Application (“the Proposed Development”). Such concerns relate to impacts on both our client’s lands and the surrounding neighbourhood. Furthermore, while our client does not yet have the benefit of the reports and materials filed in support of the Application, it retains a particular concern over the urban design and massing of the Development and its corresponding impact on shadow, light and sky views. In addition, our client is concerned that the approval of the Application may generate detrimental traffic impacts on both adjacent streets and those within the adjacent neighbourhood.

Consequently, we would ask that a copy of all materials filed in support of the Application be provided to our office so that we may review same with our client.



Davies  
Howe  
Partners  
LLP

Lastly, we hereby request notice of any reports, meetings or decisions of Council or any of its delegates in respect of the Application. We would also ask to be added to any circulation lists prepared by, or for, Councillor Stintz's office in respect of any future working groups or community consultations. To that end, we have transmitted a copy of this letter to Councillor Stintz directly.

Should you have any further questions regarding this matter, please feel free to contact me directly.

Yours truly,

**DAVIES HOWE PARTNERS LLP**

Aaron I. Platt

AIP:AIP

copy Councillor Stintz, Ward 16  
Robert Kligerman, Kligerman Law Firm Professional Corporation  
Client