



LOOPSTRA NIXON LLP

BARRISTERS AND SOLICITORS

NY10.42.7

Quinto M. Annibale*
***Quinto Annibale Professional Corporation**
Direct Line: 416-748-4757
E-mail: qannibale@loonix.com

December 8, 2015

By E-Mail

City of Toronto
City Clerk's Office
Toronto City Hall
100 Queen Street West, 13th Floor West
Toronto, Ontario
M5H 2N2

Attention: Mayor and Members of Council

Your Worship and Members of Council:

**RE: NORTH YORK COMMUNITY COUNCIL ITEM NY10.42 (NOVEMBER 10, 2015)
CITY INITIATED OFFICIAL PLAN AMENDMENT:
"DRAFT DUFFERIN STREET SECONDARY PLAN"
COMMENTS ON BEHALF OF VILLA CHARITIES INC. AND ICBSAC
SOUTHWEST QUADRANT OF DUFFERIN STREET & LAWRENCE AVENUE
WEST**

I am the solicitor for Villa Charities Inc. ("VCI"). On November 24, 2015 I wrote to the City expressing my client's concerns with respect to the City's proposed Draft Dufferin Street Secondary Plan Amendment. After further discussion with City staff, the Ward Councillor and The Toronto Catholic District School Board ("TCDSB"), my client has instructed me to advise you that VCI no longer intends to oppose the proposed official plan amendment. My client would instead prefer to concentrate its efforts on obtaining expedited approval of the proposed site plan, zoning and consent approvals that are necessary to allow the Joint Venture between VCI and the TCDSB to proceed as quickly as possible. The approval of the Joint School/Relocated Columbus Center is an important next step for the redevelopment of the south west quadrant of the intersection. My client would like to work closely with the City, the TCDSB and staff to ensure that the zoning for the lands is resolved through the



current appeals of the comprehensive zoning by-law, that the site plan for the lands is processed as quickly as possible and that the consent applications are heard in the very near future. All are necessary to implement the Agreement of Purchase and Sale that we have with the TCDSB.

VCI is confident that the City's proposed Draft Dufferin Street Secondary Plan Amendment contains a sufficient degree of recognition of the development potential of its lands and VCI looks forward to a separate discussion with the City once its future plans are better developed and ready to be submitted as an application subject to full public input and agency review.

We intend to maintain a watching brief of City's proposed Draft Dufferin Street Secondary Plan Amendment and so would appreciate being kept apprised of any matter that should come to council with respect to the proposed plan and we would appreciate receiving notice of adoption, if it is adopted by council on December 9, 2015, as currently planned.

Yours truly,

LOOPSTRA NIXON LLP

Per:

A handwritten signature in blue ink, appearing to read 'Q. Annibale'.

Quinto M. Annibale

QMA/rg

cc VCI Redevelopment Committee
cc Maria Gatzios
cc Angelo Sangiorgio
cc Michael Liberto
cc Josh Colle