



Overland LLP
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September 4, 2015

VIA EMAIL

Mayor John Tory and Members of Council
 Toronto City Hall
 100 Queen Street West
 Toronto, ON M5H 2N2

North York Community Council
 City Clerk's Office, Ground Floor
 North York Civic Centre
 5100 Yonge Street
 Toronto, ON M2N 5V7

Attention: City Clerk and Committee Administrator

Your Worship and Members of Council:

**RE: Request for Directions Report - Official Plan and Zoning By-law
 Amendment Applications - 36, 38, and 40 Churchill Avenue – Item NY8.40**

We are the lawyers for the applicant in the above matter (the **"Applicant"**). The Applicant is proposing 18 townhouses for the property at 36-40 Churchill Avenue. This matter is currently under appeal at the Ontario Municipal Board.


We are writing regarding the Request for Directions Report (the **"Report"**) that will be considered by North York Community Council on September 8, 2015. The authors of the Report recommend that the City appear in opposition to the proposed development at the Ontario Municipal Board.

At this time, we wish to make clear that, with all due respect to the authors of the Report, we do not agree with the Report's conclusions regarding the planning merits of the proposed development, nor with the Report's analysis of the relevant policies or planning context.

Although this matter will be adjudicated by the Ontario Municipal Board, we remain open to productive discussion with City Staff in advance of the hearing if there is an opportunity to achieve some consensus or to limit or scope the issues in dispute.

Thank you for your consideration of this matter.

Yours truly,
Overland LLP

Per: 
 Christopher J. Tanzola
 Partner
 C. Client