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September 4, 2015

BY EMAIL

North York Community Council
North York Civic Centre
5100 Yonge Street
Toronto, ON M5V 5V7

Attention: Francine Adamo

Dear Chair and Members of the North York Community Council:

**Re: September 8, 2015 Meeting – Agenda Item NY.8.42
146 to 150 Laird Drive
Response to Staff Report No.: 14 169650 NNY 26 OZ**

Please be advised that Aird & Berlis LLP acts on behalf of VIVA Retirement Communities, the applicant in respect of a proposal at 146-150 Laird Drive, located on the west side of Laird Drive, south of Eglinton Avenue East in the City of Toronto (the "Site").

On June 4, 2014 our client submitted a Zoning By-law Amendment application in order to permit the construction of a phased development on the Site geared towards seniors. Our client and its consultants have considered the impact of the proposed building in the context of both the residential areas of the Leaside community as well as the evolving nature of Laird Drive. Over a year prior to filing the application, our client assembled a multi-disciplinary team to prepare plans for the Site in consultation with City staff and held pre-consultations with staff and the then area Councillor.

Our client believes that this is an ideal site for its seniors focused development, given the high demand for retirement living options in the area. It views this project as part of the evolution of the Leaside community and the role which Laird Drive plays in the community. Keeping in line with this vision, our client is attempting to respond to the changed nature of Laird Drive by introducing animated street and pedestrian realm on the east side of the proposed building. This will mark a transition from the low scale residential to the west of the Site and the existing commercial development and industrial area to the east of the Site.

Our client and its team attended the public consultation meeting on February 9, 2015 and listened to the community's concerns. We understand that the community, especially those to the rear of the site, are looking for greater transition and improvements to the rear to rear yard relationship. Our client looks forward to working with staff and the community to address those concerns, and accordingly appreciates the recommendation from staff to continue discussions about the issues raised in the Staff Report. We endorse that recommendation to the Community Council.

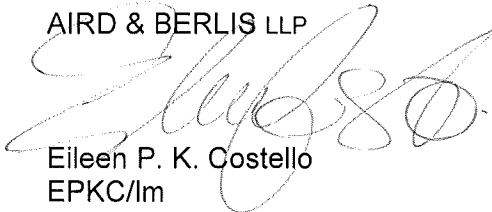
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Our client viewed the appeal of its application as a necessary step to secure a reasonable hearing date in light of the significant backlog at the Ontario Municipal Board; please be assured that our client's willingness to continue its dialogue with the City is genuine and our client remains optimistic a resolution can be achieved which provides for the quality development which VIVA is known for in the context of the established community of Leaside.

Yours truly,

AIRD & BERLIS LLP



Eileen P. K. Costello
EPKC/lm