



Overland LLP
 Christopher J. Tanzola
 Tel: (416) 730-0337 x. 112
 Direct: (416) 730-0645
 Email: ctanzola@overlandllp.ca

November 13, 2015

VIA EMAIL

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

**Attention: Nancy Martins, Committee Administrator
 Planning and Growth Management Committee**

Your Worship and Members of Council:

**RE: Item PG8.5 – Official Plan Five Year Review: Final Recommendation Report
 – Amendments to the Healthy Neighbourhoods, Neighbourhoods and
 Apartment Neighbourhoods Policies of the Official Plan**

We are the lawyers for Graywood Developments Ltd., 2419732 Ontario Inc., and 2418832 Ontario Inc.

Our clients have applied to the City of Toronto for an Official Plan Amendment and Zoning By-law Amendment for the property at 250 Lawrence Avenue West and 219 Glengarry Avenue in the former City of North York (File No. 15 133424 NNY 16 OZ). The property is located east of Avenue Road on the north side of Lawrence Avenue and is designated *Neighbourhoods* in the Official Plan.

The planning applications were filed in March 2015 and were deemed complete in May 2015. City Staff wrote a Preliminary Report dated April 22, 2015, which was considered by North York Community Council on May 12, 2015. A Community Consultation meeting was held on June 8, 2015 and there have been ongoing discussions with City Staff since that time.

We have reviewed the recommendations of the Staff Report and the draft Official Plan Amendment in the above-noted matter and we are writing to express concern on behalf of our client that the proposed changes to the *Neighbourhoods* and *Apartment Neighbourhoods* policies should not be used to prejudice the evaluation of our clients' development proposal and planning applications. This concern extends to the possibility that the proposed policies might be modified by the Committee or Council or on appeal by other parties.

In addition, as developers in the City of Toronto, my clients are concerned that the proposed changes to the *Neighbourhoods* and *Apartment Neighbourhoods* policies could be interpreted to inappropriately limit development opportunities in both designations generally, notwithstanding

provincial policies and other policies of the Official Plan encouraging appropriate infill development and intensification.

Please provide us with notice of the Planning and Growth Management Committee's decision on this item, as well as the decision of City Council with respect to this item and any resulting Official Plan Amendment. Furthermore, please provide notice of any further public meeting, committee meeting, or Council meeting on this matter. Our contact information is provided above and below.

Yours truly,

Overland LLP



Per: Christopher J. Tanzola
Partner
c. Client