



Overland LLP
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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 605 609 613 Lawrence Avenue West Inc. and 607 611 Lawrence Avenue West Inc., the owners of properties on the south side of Lawrence Avenue West, between the Allen Expressway and Bathurst Street with municipal addresses of 605-617 Lawrence Avenue West (the “**Properties**”).

The Properties currently contain seven detached houses with individual driveway access to Lawrence Avenue, with the exception of No. 605 which has access on to the flanking street, Englemount Avenue. The Properties are designated *Neighbourhoods* in the Official Plan.

Our clients have acquired the Properties with the intention of redeveloping them for intensified uses given their location along a major street and their proximity to the TTC subway system, with Lawrence West Station literally steps away. Our client intends to submit planning applications early in 2016.

We have reviewed the recommendations of the Staff Report and the draft Official Plan Amendment in the above-noted Item PG8.5. We are writing to express our concern on behalf of our clients that the proposed changes to the *Neighbourhoods* (and *Apartment Neighbourhoods*) policies could be interpreted to inappropriately limit development opportunities for the Properties in particular, and within the land use designation generally, notwithstanding provincial policies and other policies of the Official Plan encouraging appropriate infill development and intensification.

Our concern with the proposed policies extends to the possibility that the policies might be modified by the Committee, or by Council, or on appeal by other parties.

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

A handwritten signature in black ink, appearing to read 'C. J. Tanzola', with a long horizontal flourish extending to the right.

Per: Christopher J. Tanzola
Partner
c. Client