



NY12.36.3

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February 22, 2016

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: Final Report – Zoning By-law Amendment – Avenue Road (all properties fronting onto Avenue Road from Joicey Boulevard to Lawrence Avenue West) – Item NY12.36

We are the lawyers for Jame Financial Corporation and Bustos Holdings Inc., owners of the property at 1912-1914 Avenue Road (the “Site”).

On February 24, 2016, our client will be involved in an Ontario Municipal Board hearing seeking approval of variances to Zoning By-law No. 7625 of the former City of North York and City-Wide Zoning By-law No. 569-2013 (the “Zoning By-laws”). The development proposal is for a 4-storey commercial building which in our view implements the vision of the City's Avenue Road Avenue Study (including the overall height and number of storeys).

Member of City Council should be aware that the development proposal has the support of City staff and that our client has recently reached a settlement in respect of the development proposal with the local ratepayers association (whose counsel, Mr. Roberts, is copied here). City Legal has been involved in this matter and is aware of the settlement with the ratepayers association. Ms. Penner, the City's counsel, is also copied here.

On February 24, 2016, we intend to present this settlement to the Ontario Municipal Board.

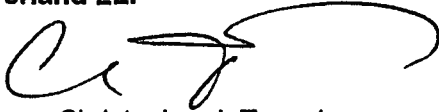
The Final Report referenced above, however, now recommends changes to the Zoning By-laws for properties, like our clients', that front onto Avenue Road. If applied to the Site as currently proposed, the zoning changes recommended in the Final Report could negatively impact the development of the Site and/or require additional zoning relief in the future, notwithstanding the immediately pending Ontario Municipal Board proceeding.

Accordingly, we hereby request a site-specific exemption (or other effective relief) from the changes to the Zoning By-laws recommended in the Final Report, so that the development

proposal for the Site and the recently concluded settlement with the local ratepayers association is not prejudiced or frustrated.

Yours truly,

Overland LLP

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

Per: Christopher J. Tanzola
Partner

c. E. Penner
W. Roberts