

June 13, 2016

Our File No.: 153018

Via Email

North York Community Council
North York Civic Centre
Main Floor, 5100 Yonge Street
Toronto, ON M2N 5V7

Attention: Francine Adamo, Secretariat

Dear Sirs/Mesdames:

**Re: NY15.46 – Request for Direction Report
100 Ranleigh Avenue**

We are solicitors for 100 Ranleigh Inc., the applicant on behalf of the owner of the lands known municipally as 100 Ranleigh Avenue in the City of Toronto (the “Property”). We are writing on behalf of our client to provide comments regarding the above-noted item.

Background

In April 2013, City Council approved site-specific Zoning By-law 469-2013 to permit a four-storey apartment building on the Property containing 46 dwelling units to be occupied by seniors, as well as a multi-purpose space for community use. Although the Bedford Park United Church was subsequently demolished, the approved development did not proceed and the Property was subsequently sold to our client.

On May 5, 2015, our client filed an application for a zoning by-law amendment in respect of the Property. The City declared the application complete as of May 5, 2015. For reasons outlined in our letter dated March 3, 2016, our client appealed this application to the Ontario Municipal Board.

The Staff Report

We have reviewed the staff report dated May 27, 2016 (the “Staff Report”) with our client and its consultants. Further, our client and its consultants have met with City staff to review potential revisions to address outstanding built form issues. (We note that the Staff Report confirms no concerns with the deletion of the requirement that the proposed apartment units be for seniors

only. The issues identified by City staff relate entirely to the physical form of the revised apartment proposal.)

On June 10, 2016, our client provided revised plans to City staff. Our client believes that these revised plans address most, if not at all, of the issues outlined in the Staff Report. However, our client acknowledges that further discussions may be required and supports the staff recommendation to authorize continued discussions with our client to address issues outlined in the Staff Report. As noted in the appeal letter, we believe that all issues can be resolved to enable a settlement hearing before the Ontario Municipal Board.

Please also accept this letter as our client's request for notice of any Council decision made regarding this matter.

Yours truly,

Goodmans LLP

A handwritten signature in black ink, appearing to read 'D. Bronskill', written in a cursive style.

David Bronskill

DJB/

cc: Client

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