

September 8, 2016

Our File No.: 153100

Via Email

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

Attention: Francine Adamo, Secretariat (nycc@toronto.ca)

Dear Sirs/Mesdames:

**Re: NY16.48 – Amendment of Designating By-law
1477 Bayview Avenue**

We are solicitors for the owner of the property known municipally as 1477 Bayview Avenue (the “**Property**”). As noted in submissions made to the Toronto Preservation Board, our client received **no notice** that this item was coming forward for consideration by the City.

We are writing to request a deferral of this item. We believe it is unfair for this matter to proceed on September 12th, given the failure of City staff to consult with our client and the lack of time afforded to our client to consider this matter and its impact on the Property. Given the significant implications the proposed amendments could have on the ongoing maintenance of the Property, the report requires a detailed review by our client, in consultation with its heritage consultant, but this consultant is only just back from vacation.

As part of deferring this item, we would also ask North York Community Council to direct heritage staff to meet with the landowner to discuss the staff report. We believe that discussions with City staff and our client’s consultant would result in a positive outcome for the Property. There is no prejudice in such a deferral because the OMB appeal regarding the owner’s application to convert the existing rental units into a residential condominium has been adjourned. Our client is also prepared to provide an undertaking that it will not request that the OMB appeal be scheduled for a hearing if this item is deferred.

Additional time may enable productive dialogue to occur regarding all issues associated with the Property. As the North York Community Council may know, the Property’s history generates particular challenges for potential upgrades for building code and fire code issues that may be in conflict with cultural heritage objectives. For example, in April 1996, an Order to Comply was withdrawn because of the cultural heritage of the Property. It would be prudent to discuss these

issues, as well as other financial incentives, as part of the City's stated goal of conserving the Property.

Please also accept this letter as our request to be added to the notice list regarding this matter.

Yours truly,

Goodmans LLP

A handwritten signature in blue ink, appearing to read 'DJB', is written over the printed name 'Goodmans LLP'.

David Bronskill

DJB/

cc: Client

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