



Overland LLP  
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May 23, 2017

**VIA E-MAIL**

Mayor Tory and Members of Council  
City of Toronto  
12<sup>th</sup> Floor, West Tower, City Hall  
100 Queen Street West  
Toronto ON M5H 2N2

Attention: Ms. Marilyn Toft  
City Council Secretariat

Your Worship and Members of Council:

**RE: Item NY22.1  
Permanent Closure to Vehicular Traffic of Public Lane**

We are the solicitors for Tilzen Holdings Limited (“**Tilzen**”), being the owner of 145 Sheppard Avenue East (the “**Tilzen Site**”), which is currently occupied by a three-storey office building. The Tilzen Site is located to the west of 179-181 Sheppard Avenue East, which is adjacent to the portion of the laneway that is proposed to be closed (the “**East/West Portion**”).

The Tilzen Site is adjacent to the “**North/South Portion**” of the public lane, which connects Sheppard Avenue East and the East/West Portion. The North/South Portion provides the exclusive means of vehicular access to the Tilzen Site, including the parking area located at the rear of the office building.

As we have previously advised in our correspondence dated January 30, 2017 (enclosed herewith), Tilzen will be moving forward with a development proposal for the Tilzen Site. Discussions have been had with City Planning Staff and a pre-application meeting has been scheduled.

We have reviewed the Staff Report from the Director of Transportation Services dated March 19, 2107 (Item NY22.1). We have also reviewed the correspondence submitted by Devine Park LLP dated January 16, 2017 and May 1, 2017.

While part of the East/West Portion has not been maintained by the City, it is clear that the planned function of the laneway is to facilitate access to adjacent developments, which include the Tilzen Site and 179-181 Sheppard Avenue East. Tilzen agrees with the submission set out in the correspondence by Devine Park LLP that the existing laneway provides an opportunity to improve traffic circulation in the immediate context. The proposed redevelopment of the Tilzen Site and 179-181 Sheppard Avenue East provide the City with an opportunity to optimize the use of the laneway in keeping with its planned function.

Tilzen further agrees with the submission that the permanent closure of the East/West Portion would best serve the public interest only if its subsequent use is also taken into consideration. Tilzen does not object to the request sought by the owners of 179-181 Sheppard Avenue East regarding the potential acquisition of the East/West Portion, provided that rights of access are maintained in favour of the Tilzen Site. Our client is interested in being included in discussions between the City and the owners of 179-181 Sheppard Avenue East regarding the potential acquisition of the East/West Portion, as well as discussions regarding the future ownership of the North/South Portion which our client has a direct interest in.

We hereby request notice of any upcoming report or meeting and City Council's decision in respect of the laneway closure and any related matters.

Yours truly,  
**Overland LLP**



**For** / Per: Daniel B. Arsenosi  
Partner  
Encl.  
c. Paul Zentil, Tilzen Holdings Limited  
Antoinette Benedetto, Tilzen Holdings Limited  
Jason Park, Devine Park LLP



Overland LLP  
Daniel B. Arsenosi  
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January 30, 2017

**VIA E-MAIL**

Mayor Tory and Members of Council  
City of Toronto  
12<sup>th</sup> Floor, West Tower, City Hall  
100 Queen Street West  
Toronto ON M5H 2N2

Attention: Ms. Marilyn Toft  
City Council Secretariat

Your Worship and Members of Council:

**RE: 179 to 181 Sheppard Avenue East  
City File No. 16 225685 NNY 23 OZ (the "Stafford Rezoning Application")  
Item NY19.35**

We are the solicitors for Tilzen Holdings Limited, being the owner of 145 Sheppard Avenue East (the "**Tilzen Site**"), which is currently occupied by a three-storey office building. The Tilzen Site is located to the west of 179 to 181 Sheppard Avenue East, being the property subject of the above-noted Stafford Rezoning Application (the "**Stafford Site**"). The Tilzen Site and the Stafford Site are separated by a public laneway that provides the sole source of vehicular access to the Tilzen Site and it is utilized by occupants and visitors on a daily basis.

Our client has been in discussions with Stafford Homes regarding its proposed redevelopment. Our client has requested additional information from Stafford Homes regarding the facing condition that is proposed for the west elevation of the proposed development.

Our client will be moving forward shortly with a redevelopment proposal for the Tilzen Site. Our client is also interested in acquiring the north/south portion of the public lane that runs adjacent to the Tilzen Site.

At this juncture, we are writing to advise that our client is in discussions with Stafford Homes in respect of its proposed redevelopment, that it has an ongoing interest in this matter, and that it will continue to participate in the process moving forward in order to ensure that the proposed redevelopment does not negatively impact the redevelopment potential of the Tilzen Site.

We hereby request notice of City Council's decision in respect of the Stafford Rezoning Application and any related matters.

Yours truly,  
**Overland LLP**



Per: Daniel B. Artenosi  
Partner

Encl.  
c. Paul Zentil, Tilzen Holdings Limited  
Antoinette Benedetto, Tilzen Holdings Limited  
Jason Park, Devine Park LLP