



McCarthy Tétrault LLP
PO Box 48, Suite 5300
Toronto-Dominion Bank Tower
Toronto ON M5K 1E6
Canada
Tel: 416-362-1812
Fax: 416-868-0673

John A.R. Dawson
Counsel
Direct Line: (416) 601-8300
Direct Fax: (416) 868-0673
Email: jdawson@mccarthy.ca

*Assistant: Chiu, Stephanie Ying Hui
Direct Line: (416) 601-7863*

April 3, 2017

Via Email and Courier

Etobicoke York Community Council
Etobicoke Civic Centre
Main floor, 399 The West Mall
Toronto, ON M9C 2Y2

Chair and Members of Community Council

**Re: Reference No. 16 269597 WET 13
111 Pacific Avenue, 255 Glenlake Avenue and 66 Oakmount Road (the "Property")
Agenda Item EY21.5 (the "Preliminary Report")**

We are solicitors for Minto Properties Inc. ("Minto"), the applicant in the above-noted matter. Minto appreciates the Recommendations in the Preliminary Report respecting a community consultation meeting and the public meeting.

However, Minto is concerned with Recommendations 4 and 5 respecting a formal "area-based character study" for a broader area which includes the Property. Minto has filed a comprehensive and detailed application respecting the Property, including an assessment of the broader area (the "Application"). Thus the consideration of the Application in the existing policy and guideline framework will account for the context of the surrounding precinct. The circumstance of the Application, and in fact of any proposed development in the precinct, is not one of wholesale demolition and redevelopment, but of targeted infill where existing rental apartment buildings and the existing public streets have effectively established fixed parameters. Thus, we submit that it is not helpful to either delay or pre-empt the finely grained review anticipated by the Application by an area study which is inevitably more generic in nature.

As was noted in the Preliminary Report, Minto has undertaken a significant pre-consultation process with City Staff, residents of the Property and the residents of the broader community surrounding the Property. The Application includes revisions to address the feedback received through that process. Minto intends to continue to devote resources for the purpose of facilitating a dialogue on the issues raised by the affected stakeholders respecting the Application, and continues to look to the City for direction in this regard. However, we submit that the dialogue should be specific, not generic. There are ultimately a limited number of infill opportunities in the precinct and what is appropriate in one specific circumstance does not establish what is appropriate in a different circumstance.

Accordingly, we would respectfully suggest that Recommendations 4 and 5 should be deleted. Alternatively, should the Committee determine that there is value in an area study for purposes other than for the assessment of the Application then we would request that Recommendation 5 be amended to delete all the words following the date "2018".

Should you have any questions with respect to the foregoing, please do not hesitate to contact us.

Yours truly,

A handwritten signature in blue ink, appearing to read "John A.R. Dawson". The signature is fluid and cursive, with a long horizontal stroke at the end.

John A.R. Dawson

JARD:sc