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July 23, 2018

Via Email and Rush Courier

Mayor John Tory and Members of City Council
City of Toronto
Toronto City Hall
100 Queen Street West, 2nd Floor
Toronto ON M5H 2N2

Attention: Marilyn Toft, City Clerk's Office

Dear Sirs/Mesdames:

**Re: 44 Jackes Avenue and 33 Rosehill Avenue - Zoning Amendment Application
Item TE.34.38 on Council Agenda commencing July 23, 2018**

We are the solicitors for bclMC Realty Corporation (the "Company"), the registered owner of the property municipally known as 44 Jackes Avenue and 33 Rosehill Avenue (the "Property").

We would like to express our support for the staff recommendation in the Staff Report dated June 14, 2018, (" Staff Report") which will permit the proposed rental infill apartment building and amenity pavilion on the Property (the "Proposed Development"). We respectfully request City Council to adopt the recommendations of the Staff Report and to not defer the matter.

We look forward to finalizing the zoning by-law amendments substantially in accordance with our settlement offer dated June 15, 2018 (the "Settlement Offer") with respect to the Company's appeal of its zoning amendment application, a copy of the Settlement Offer is attached hereto.

Please recall that a prehearing conference in our client's appeal or its application was held by the LPAT on May 22, 2018. At that time, the City Solicitor supported the setting of a hearing date and indicated that he would be seeking instructions from City Council in order to finalize the issues to be raised. In this regard, a further pre-hearing conference has been set on December 11, 2018, to permit City Council to provide instructions on the appeal. We trust that City Council will not defer this matter and provide instructions to the City Solicitor given the importance of providing purpose built rental housing.

Background

The Proposed Development consists of a 29-storey rental infill apartment building with ground-related townhouse units, and will maintain the existing two rental apartment buildings on the Property. The Proposed Development will provide for 251 rental dwelling units, 50% of which will be two-bedroom dwelling units or larger. Combined with the existing two apartment

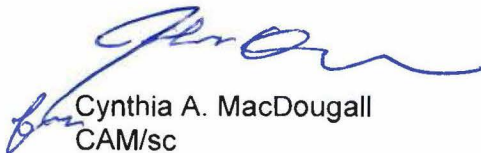
buildings, the Property will provide for a total of 880 rental units. The indoor amenity space will include family-oriented spaces such as a kids' homework room and kids' workshop. An amenity pavilion containing an indoor pool and associated facilities is also proposed, which will be available for the use of residents of the new building and of the existing buildings. In addition, various upgrades to the existing buildings are proposed as part of this application, as well as on-site parkland dedication.

As part of the planning process, we have been working with tenants of the existing buildings (Bretton Place Tenants Association) and members of the Deer Park Residents Group and Summerhill Resident's Association and intend to continue this working relationship. While there are concerns expressed in correspondence by tenants and neighbours, in this case, in our respectful view, further delay will not result in a consensus.

On behalf of bclMC Realty Corporation, we would like to express our appreciation for the tremendous effort put forth by City staff to support the Proposed Development including the extensive consultation.

Yours truly,

McCarthy Tétrault LLP



Cynthia A. MacDougall
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