

February 15, 2018

Michael J. McQuaid, Q.C.
T: 416-947-5020
mcquaid@weirfoulds.com

VIA E-MAIL (teycc@toronto.ca)

File 06808.00001

Ellen Devlin
Secretary, Toronto and East York Community Council
2nd floor, West Tower, City Hall
100 Queen Street West
Toronto, ON M5H 2N2

Dear Ms. Devlin:

Re: Agenda Item: TE30.45 – 700-730 Mount Pleasant Road, 214-226 Soudan Avenue and 19-21 Brownlow Avenue


We are counsel and agents for Wells Gordon Limited, in respect of the assembly of contiguous parcels of properties in the City of Toronto (the "City"), municipally known as 700-730 Mount Pleasant Road, 214-226 Soudan Avenue and 19-21 Brownlow Avenue, City of Toronto.

While we are disappointed with the immediate conclusions reached in the Preliminary Report, we nevertheless look forward to continued dialogue with City Staff and with the public through the community consultation meeting.

One item of important clarification with respect to the conclusion regarding additional outstanding materials required for a complete application. By correspondence dated December 29, 2017 (copy attached), we have communicated our position to Mr. Teixeira that the application, as filed, met the City's "complete application" requirements. Nevertheless, we have committed to provide the additional documents, as soon as they become available. In fact, the draft specific By-law amending Zoning By-law 569-2013 has already been filed with the City.

Yours truly,

WeirFoulds LLP



Michael J. McQuaid, Q.C.

MJM/PC:cf

cc: Paul Stagl
Julian Jacobs
Clients

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December 29, 2017

Michael J. McQuaid, Q.C.
T: 416-947-5020
mcquaid@weirfoulds.com

VIA E-MAIL

File 06808.00001

Alex Teixeira
Senior Planner, City of Toronto
18th Floor, 100 Queen St W, East Tower, City Hall
Toronto and East York District
M5G 1P5

Dear Mr. Teixeira:

**Re: Rezoning Application No. 17 257139 STE 22 OZ
700-730 Mount Pleasant Road, 214-226 Soudan Avenue and 19-21 Brownlow
Avenue, City of Toronto (the "Property")**

As you are aware, a Rezoning Application (the "**Application**") was filed on November 2, 2017 in respect of the above-noted property.

Your Notice of Incomplete Application (the "**Notice**") dated December 1, 2017 has been brought to my attention for consideration and response. You reference three missing elements that you indicate are required to declare the Application complete.

In accordance with the City's Official Plan provisions, a pre-consultation meeting was held with you. Certain emails were exchanged as follow-up matters. Despite the follow-up and request that a "fresh" Pre-Application Planning Checklist be issued by you, one was not received. My client chose to file the Application based on a previously agreed Pre-Application Checklist. Accordingly, for the purposes of Section 34 (10.4) of the *Planning Act*, R.S.O. 1990, c. P.13, as amended, we do not accept that the Notice is valid.

Despite the above, my clients have instructed their consultant to complete the wind tunnel study. In respect of the hydrogeological report, as you are aware this is a two-season study and will take a bit longer to complete.

Please confirm in the interim you will be processing the application including departmental/agency circulation, preparation of a Preliminary Report and the scheduling of a Community Consultation Meeting .

Thank you for your ongoing attention to this matter. The principals of our client and all of us representing the client look forward to continued dialogue with you and your colleagues about obtaining the approvals necessary to provide this special form of housing needed for the senior community. Best wishes for a Happy New Year and all of 2018.

Yours very truly,

WeirFoulds LLP



Michael J. McQuaid, Q.C.
MJM/PC:cf

c: P. Chronis, WeirFoulds LLP
Client