

November 27, 2020

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VIA E-MAIL

File 18886.00001

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

North York Community Council
City Clerk's Office, Ground Floor
North York Civic Centre
5100 Yonge Street
Toronto, ON M2N 5V7

Attention: City Clerk and Committee Administrator

Dear Sirs/Mesdames:

**Re: Preliminary Report
Official Plan and Zoning By-law Amendment Applications (the "Applications") for
25 Leith Hill Road (the "Subject Property")
City File No. 20 193551 NNY 17 OZ
Item NY20.11**

We act as counsel for Hunters Lodge Apts. Inc., the owner of the property located at 2600 Don Mills Road (the "**2600 Don Mills Property**"). Our client's lands are immediately adjacent and to the east of the Subject Property,

On behalf of our client, we have had an opportunity to review the above-noted Preliminary Report (the "**Report**") for the Subject Property. We are also familiar with the development applications for the Subject Property because their owners, our client, the owners of the 1650 Sheppard Avenue East property, the City and other stakeholders have all been involved in ongoing discussions and planning approvals for the comprehensive redevelopment of the entire northwest quadrant of Don Mills Road and Sheppard Avenue East, extending northerly to Leith Hill Road and westerly to St. Timothy's School to the west (the "**Context Plan Area**").

As noted in the Report, we anticipate that the Applications will be assessed in accordance with OPA 476 respecting the Context Plan Area. With the support of City Staff and endorsement of Council, OPA 476 was recently approved by the Local Planning Appeal Tribunal (the "**LPAT**") by an oral decision on October 27, 2020 (LPAT Case No. PL170649). In addition to the City, all four landowners within the Context Plan Area - 25 Leith Hill Road, 1650 Sheppard Ave. East, 2600 Don Mills Road and 2500 Don Mills Road - were parties to the settlement of OPA 476 before LPAT, as described in the Report.

On behalf of our client, we respectfully request that we be provided with notice of all Community Council and City Council decisions in this matter, as well as any further consideration of the Applications.

Thank you for your ongoing attention to this matter.

Yours truly,

WeirFoulds LLP



Barnet H. Kussner

BHK/ew

c: A. Platt (counsel for the Applicant)
C. Tanzola (counsel for 1650 Sheppard Ave. East)
Client

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