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Overland LLP
Christopher J. Tanzola
Tel: (416) 730-0337 x. 112
Direct: (416) 730-0645
Email: ctanzola@overlandllp.ca

November 26, 2020

VIA EMAIL

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
25 Leith Hill Road
City File No. 20 193551 NNY 17 OZ
Item NY20.11**

We are the lawyers for 2076203 Ontario Limited and 2076204 Ontario Limited, the owner of the property located at 1650 Sheppard Avenue East (the "**1650 Sheppard Owner**" and the "**1650 Sheppard Property**", respectively).

We are in receipt of the above-noted Preliminary Report for the property at 25 Leith Hill Road (the "**Report**"), which abuts the 1650 Sheppard Property to the north.

We are familiar with the development applications that are the subject of the Report (the "**Applications**") and are involved in ongoing discussions with the owner of 25 Leith Hill Road regarding the development of the block of lands bounded by Leith Hill Road to the north, Don Mills Road to the east, Sheppard Avenue East to the south, and St. Timothy's School to the west (the "**Context Plan Area**").

As noted in the Report and notwithstanding the application for an Official Plan Amendment, we expect that the Applications will be assessed in accordance with Official Plan Amendment No. 476, which was approved by the Local Planning Appeal Tribunal (the "**LPAT**") in an oral decision given on October 27, 2020 (LPAT Case No. PL170649). The 1650 Sheppard Owner, the owner of 25 Leith Hill Road, and other land owners within the Context Plan Area were parties to the settlement of Official Plan Amendment No. 476 at the LPAT, as described in the Report.

Please provide us with notice of Community Council and City Council's decision in this matter as well as any further consideration of the Applications. Our contact information is set out herein.

Yours truly,
Overland LLP

A handwritten signature in black ink, appearing to read 'CJ Tanzola', with a stylized flourish at the end.

Per: Christopher J. Tanzola
Partner

c. A. Platt (counsel for the applicant)