



July 15, 2022

Via E-Mail (councilmeeting@toronto.ca)

Council Secretariat
12th Floor, West Tower City Hall
100 Queen Street West
Toronto, Ontario M5H 2N2

Attention: Marilyn Toft

Your Worship Mayor John Tory and Members of Council:

**Re: Item No. SC33.7
Zoning By-law Amendment, Draft Plan of Subdivision, and Rental Housing Demolition
Applications – Final Report
Addresses: 65-99 Silver Springs Boulevard (the "Property")**

I am writing to you today on behalf of IMH-65-99 Silver Springs Ltd. We own the rental buildings located at the above-noted Property and are the applicants with the respect to the applications before you today.

As detailed in the Final Report we are seeking approval to revitalize this Property with 604 purpose-built rental dwelling units and the creation of a new public street and many new amenities for both the existing and future residents of this community.

The purpose of this letter is to express our support for the approval of the vast majority of the recommendations from Community Council.

The one matter for which we have an issue relates to the requirement identified in Recommendation 3. Which looks to secure \$500,000 for certain improvements to the existing building. In light of the already generous section 37 benefits being secured as part of the application and the millions of dollars in capital improvements that we have already undertaken, this additional amount would put the viability of this new purpose-built rental housing development at risk. As such, we suggest that \$100,000 would be justifiable and more appropriate and, as such, request that this Recommendation be amended to reflect the same.

We would also like to indicate our appreciation for City Planning's processing of our applications (as detailed in the Final Report) as expeditiously as they have. We also want to take this opportunity to thank Councilor Mantas for working with our team to bring this proposal to fruition.

Please do not hesitate to reach out to me directly should you wish to discuss further.

Kindest regards,
Starlight Investments

A handwritten signature in black ink that reads "Howard Paskowitz". The signature is written in a cursive, flowing style.

**Howard Paskowitz
Executive Director, Development**