



July 15, 2022

**Via E-Mail ([councilmeeting@toronto.ca](mailto:councilmeeting@toronto.ca))**

Council Secretariat  
12<sup>th</sup> 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. NY 34.9  
Zoning By-law Amendment Application – Final Report  
Addresses: 765 Steeles Avenue West (the "Property")**

I am writing to you today on behalf of IMH 765 Steeles Limited. We are the applicant with respect to the above noted Rezoning that is before you today for adoption.

As detailed in the Final Report we are seeking approval to revitalize this Property with a 27 storey, 296 residential unit building while retaining the existing 21 storey rental apartment building with 167 rental dwelling units. Benefits for the residents include a 1,575 square metre public park and 514 square metres of privately-owned publically accessible space that will provide a pedestrian walkway access into the site, and Child Care space.

We are writing this letter to highlight our support for City Planning's processing of the application and its support of our intensification proposal, but more importantly to address North York Community Council's "non-recommendation" regarding the application at the last meeting of the Committee this summer.

Although the subject Final Report is being brought forward "without Recommendation" from North York Community Council it is worth noting that this is due partially to the Rogers outage which complicated our finalization of certain "non-Zoning" related details with City staff and the Councillor Filion at that meeting. We have continued to work with City staff and the Councillor since the meeting and will commit to doing that until all matters are addressed.

In particular, we understand that issues were raised at the Community Council meeting whereby staff were requesting a motion to amend one of the recommendations related to the Child Care Centre. With respect to that motion, we do not support it as originally drafted as it would put an excessive burden on the purpose-built rental housing project and put the delivery of this much needed rental housing in jeopardy.

To clarify, we have committed to construct and provide a non-profit licensed daycare centre, at our cost, to be leased to the City for 99 years for nominal rent (which nominal sum shall include base rent, but not include additional rent, operating costs, utilities, maintenance and garbage and recycling collection), and subleased to a non-profit child care operator non-profit community service use in the premises to be secured upon such terms and conditions as per the City's Child Care Development Guideline (2021) (the "Child Care Term Sheet") to the satisfaction of the City Solicitor and the

Executive Director, City Planning, in consultation with the Ward Councillor. The Child Care Centre shall be designed, constructed and finished, generally in accordance with the Child Care Term Sheet to the satisfaction of the Chief Planner and Executive Director, City Planning and the General Manager, Children's Services, save and except (i) there shall be no Developer Financial Obligations related to equipment, toys and furnishings as set out in Paragraph 5 of the Child Care Term Sheet; and (ii) the Child Care Term Sheet provisions in Paragraphs 6 and 7 of the Child Care Term Sheet shall not apply.

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 Councillor Filion and his staff for working with our team to bring this proposal to fruition.

We thank you for your time and attention to this matter. 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 script is cursive and fluid, with the first letters of each word being capitalized and prominent.

**Howard Paskowitz**  
**Executive Director, Development**