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Our File No.: 213687

Via Email: nycc@toronto.ca

North York Community Council
North York Civic Centre
Main Floor, 5100 Yonge St
Toronto, ON M2N 5V7

Attention: Carlie Turpin

Dear Sirs/Mesdames:

Re: Item No. NY29.3 – 12 to 24 Leith Hill Road

We are solicitors for the owners of the properties known municipally in the City of Toronto as 34 Leith Hill Road and 35 Esterbrooke Avenue (the “**Adjacent Properties**”), which are immediately to the east and north, respectively, of the properties known municipally as 12 to 24 Leith Hill Road (the “**Subject Properties**”).

We have reviewed the various staff reports regarding the official plan amendment and rezoning applications for the Subject Properties (the “**Applications**”). We are writing to provide our clients’ comments regarding the Applications.

As background, the Adjacent Properties are currently occupied by a 16-storey residential apartment building and an 11-storey residential apartment building. The Adjacent Properties also contain surface parking and landscaped areas, with potential for infill development as has been occurring within the area context. Although our clients do not currently have development applications before the City, they have been monitoring development activity in the area, including the Applications.

Our clients are not opposed to infill development on the Subject Properties. Our clients’ primary concern relates to the proposed setbacks of any redevelopment on the Subject Properties to the Adjacent Properties. As previously proposed, our client was concerned that the proposed setbacks to the Adjacent Properties would sterilize the infill potential of the Adjacent Properties.

The Applications, as revised, currently propose a 9-storey building with setbacks of 7.5 metres to the Adjacent Properties. Our client can only assume that such an approach by the applicant acknowledges that a similar form of development with identical setbacks would be appropriate for the Adjacent Properties. Further, our client will rely on any decision by City Council to approve



the Applications, as revised, as having been made with regard to the infill development potential of the Adjacent Properties.

We would appreciate receiving notice of any decision made in respect of this matter on behalf of our client.

Yours truly,

Goodmans LLP

A handwritten signature in blue ink, appearing to read "DBronskill", written over a faint, light blue circular watermark.

David Bronskill

DB/

cc: Client

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