

City Council  
Toronto City Hall  
100 Queen Street West  
Toronto, Ontario  
M5H 2N2

December 12, 2023

To Whom it May Concern,

Re: Item PH8.3 – Housing Action Plan: Zoning By-law Simplification and Modernization for Low-rise Residential Zones – Phase 1 Final Report

It has come to our attention that there is currently a motion before Council, noted above, that seeks to change the by-laws under which we have received approval for our seven-unit housing project at 44 Wilson Park Road.

We write to ask that transition provisions be applied to our approval, to ensure we are able to retain the right to build under our current Committee of Adjustment Approval (see below for details).

Please note we spent more than a year of our investment and efforts on this variance approval, which included a complete review from the Building's Department to ensure our submission met the intent of the by-law at that time. It is only reasonable that this variance approval be carried forward despite any future adjustments by Council in regards to these provisions in the future.

File Number: A0237/21TEY  
Property Address: 44 WILSON PARK RD  
Legal Description: PLAN 956 PT LOT D  
Agent: TIMOTHY MITANIDIS  
Owner(s): 44 WILSON PARK INC  
Zoning: R (d1.0)(x313) (ZCC)  
Ward: Parkdale-High Park (04)  
Community: Toronto  
Heritage: Not Applicable  
File Number: A0237/21TEY

Sincerely,

Matthew Cohen  
President & CEO