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via email ([councilmeeting@toronto.ca](mailto:councilmeeting@toronto.ca))

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

Dear Members of Council:

**Re: Item EY13.1  
Zoning Amendment Application - Decision Report - Approval  
135 Plunkett Road  
Application No. 23 203652 WET 07 OZ**

We act for St. Gaspar's Development Corp., the owner of 135 Plunkett Road (the "**Property**") in the City of Toronto (the "**City**"). Our client has made an application for a zoning by-law amendment (ZBA) to permit the construction of 146 dwellings units consisting of 58 one-bedroom, 70 two-bedroom, and 18 three-bedroom units on the Property (the "**Application**").

The April 25<sup>th</sup> staff report submitted to the Etobicoke York Community Council recommended approval of the Application and noted that "*The proposal is consistent with the Provincial Policy Statement, 2020 (PPS) and conforms with the Growth Plan for the Greater Golden Horseshoe, 2019, as amended (Growth Plan). The development is consistent with the policies of the Neighbourhoods designation of the Official Plan, as well as other relevant policies pertaining to built form, public realm and housing. The proposal is compatible with the surrounding neighbourhood*".

We are aware that a political decision was nonetheless made at Community Council to ignore staff's recommendation and instead submitted a contrary recommendation to City Council to refuse the Application. Our client is extremely disappointed in the actions of Community Council. If City Council does not reinstate staff's approval recommendations, our client will have no choice but to file an appeal to the Ontario Land Tribunal at the earliest opportunity.

Sincerely,

McCarthy Tétrault LLP

Michael Foderick