

July 17, 2024

**Via Email**

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

**RE: 2024.NY15.4 – 1875 Steeles Avenue West – Decision Report – Approval**

Dear Mayor Chow, Councillor Pasternak, and Toronto City Council:

Tenblock represents the owner and original builder (circa 1973) of the existing building with 120 apartments at 1875 Steeles Avenue West. We have proposed a redevelopment that would continue the longstanding residential use at this property, create 960 new apartments including 12 affordable apartments, convey a public park and conservation lands, and enrich the public realm around the site.

**We are writing to request a referral of 2024.NY15.4 back to the Director, Community Planning, North York District, for further consideration, in consultation with other appropriate City divisions.**

City staff have recommended approval of the proposal and Tenblock is already addressing the matters raised at North York Community Council. We and our subject-matter experts are actively engaged in discussions with nearby industry and landowners, City staff in multiple divisions, Council members and their staff, and other stakeholders, all in pursuit of collaborative solutions to any remaining issues regarding our significant housing proposal.

Nonetheless, this is a complex file and additional time will afford all parties the opportunity to understand the extensive work completed to date on massing, air quality, noise, traffic, water supply, security, and other topics – and to work together in identifying and resolving any remaining issues.

At Tenblock it is our consistent practice to advance new housing collaboratively. Since 2020, we have received City Council approval to build over 4,000 new apartments, without the need to appeal any of these planning applications to the Ontario Land Tribunal. Please allow us the opportunity to continue working this way, by referring this item back to staff for further collaboration between the parties.

Sincerely,



Stephen Job, AICP

Cc: David Sit, Director, Community Planning, City of Toronto  
Melanee Short, Head of Sustainability, Global Engineering, Sanofi Pasteur Ltd.  
Jennifer Arezes, Head of Development and Construction, First Capital REIT  
Christine Burke, Assistant Vice-President, University Planning, University of Toronto