

July 23, 2024

VIA EMAIL: councilmeeting@toronto.ca

Our File No. 150518

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

Attention: Sylwia Przewdziecki

Dear Mayor and Members of Council:

**Re: Item 2024.NY.15.4
1875 Steeles Avenue West - Zoning By-law Amendment and Rental Housing
Demolition and Conversion Applications
City Council - July 24, 2024**

Aird & Berlis LLP is counsel to First Capital Realty Inc., (our "client") the owner, through its subsidiary Dufferin & Steeles Corporation, of 1881 Steeles Avenue West, Toronto. ("FCR Site")

On behalf of First Capital Realty Inc., we made submissions to the North York Community Council in respect of the application by TenBlock Developments Inc. ("TenBlock") for its lands at 1875 Steeles Avenue West, immediately adjacent to the FCR Site. A copy of those submissions is attached. In that communication we advised that our client agrees with the conclusions and recommendations of City staff as set out in the staff report on the TenBlock application.

First Capital Realty Inc. supports the request by TenBlock for a deferral of this matter and welcomes the opportunity for further consultation with area landowners.

We thank City Council for considering our client's comments and respectfully request that we be provided with notice of any decision made by City Council on this matter.

Yours truly,

AIRD & BERLIS LLP



Eileen P.K. Costello
EPKC/gg
Attachment
CM:61186441.1

AIRD BERLIS

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July 9, 2024

VIA EMAIL

Our File No. 150518

City Clerk
North York Community Council
100 Queen Street West
2nd Floor, West Tower,
Toronto ON M5H 2N2

Attention: Matthew Green, Administrator

Dear Sirs:

**Re: 1875 Steeles Avenue West
Request to Amend the Zoning By-law Application Number 20 213392 NNY 06 OZ
NYCC Agenda Item NY15.4**

Aird & Berlis LLP is counsel to First Capital Realty Inc., ("FCR") the owners, through their subsidiary Dufferin & Steeles Corporation, of 1881 Steeles Avenue West (the "FCR Site").

The FCR Site is currently improved with an office/retail plaza. In December, 2019, FCR filed an application for zoning by-law amendment to permit the replacement of the existing office/retail plaza with two commercial/residential buildings, 12 and 13 storeys in height, and two residential buildings that are 32 storey in height (the "1881 Development").

Since the filing of its application for the 1881 Development, FCR has been engaged with City staff, the adjacent land owners, including 1875 Steeles Avenue West, and the broader community through a comprehensive public planning process. FCR has filed a resubmission in respect of a number of technical reports, including transportation, environmental and servicing, through 2020 and 2022. FCR understands that City staff will be reporting out shortly in respect of the development application for the FCR Site and looks forward to continuing to work with the City and the community through the redevelopment of its lands.

As noted in the City Staff report in respect of the development proposal for 1875 Steeles Avenue West, FCR has been coordinating with the adjacent owner on the phasing of development and, particularly, the delivery of certain community benefits and municipal infrastructure including a new public road and community park. FCR and the proponent for 1875 Steeles Avenue West have agreed in principle upon the phasing and cost sharing associated with the delivery of this important community infrastructure.

In reliance upon the mutual understanding with respect to phasing and cost sharing for the community infrastructure as outlined in the City Staff report, FCR has no objections to the development proposal at 1875 Steeles Avenue West and continues to support the redevelopment

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of the FCR Site and adjacent lands to achieve the City's important housing and employment goals in the form of complete communities.

We respectfully request that the City provide our office with notice of this and any other decision in respect of the 1875 Steeles Avenue West property.

Yours truly,

AIRD & BERLIS LLP



Eileen P. K. Costello
EPKC:gg
61020110.1
CM:61021442.1

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