

November 13, 2024

**By E-Mail Only to *councilmeeting@toronto.ca***

Toronto City Hall  
13th fl. W., 100 Queen St. W.  
Toronto ON M5H 2N

To Her Worship, Mayor Olivia Chow and Members of Council:

**Re: City Council Meeting Agenda Item CC23.10  
38 Walmer Road and 188 Lowther Avenue**

We are counsel to Toronto Standard Condominium Corporation 1896 (**The “Loretto”**), which is located at 385 Brunswick Avenue, immediately to the north of 38 Walmer Road. The Loretto was a party to mediation between the developer, the City, and other interested parties, which has resulted in the proposed development being considered by City Council at its November 13, 2024 meeting.

We are writing to express The Loretto’s support for the proposed development of 38 Walmer Road as has been presented to City Council on a without prejudice basis. The proposed development is a result of many months of negotiations between the parties, a process through which The Loretto’s interests have been made clear and which are reflected by the proposal. The Loretto approached these negotiations with good faith, retaining sophisticated and experienced land use planning and urban design consultants. What is before Council represents a significant and meaningful departure from the proposal currently before the Ontario Land Tribunal and represents a built form that the Loretto, guided by its consultant team, is supportive of.

For the foregoing reasons, we are asking City Council to support the proposed development before it on the basis that it is reflective of the needs and desires of those living immediately adjacent to it at The Loretto.

Kind regards,  
**DAVIES HOWE LLP**



Michael Cook (he/him)

MC:MC

copy: Client