

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



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