

A-O BAYVIEW INC.

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February 14, 2025

Councillor Lily Cheng
Toronto City Hall
100 Queen Street West, Suite B36
Toronto, ON M5H 2N2

RE: 2810-2816 Bayview Avenue (Item NY21.3)

Dear Councillor Cheng,

On February 19, 2025, North York Community Council will consider the Official Plan Amendment and Zoning By-law Amendment applications (Item NY21.3) for 2810-2816 Bayview Avenue. A-O Bayview Inc. (“A-O Bayview”) is owner of the property and Alterra and Osmington Gerofsky Development Corp. (“OGDC”) are the applicants. We are supportive of the staff recommendations, which are the result of a well-run approval process and constructive feedback from staff over the last year.

Thank you for your efforts to expand community consultations on our proposal. While we may not always agree, we really appreciate the feedback we received from the community and have made changes to our plans based on community input. We are committed to maintaining an ongoing dialogue throughout the next stages of planning and throughout construction.

As a follow-up to our discussions, A-O Bayview, Alterra, and OGDC are pleased to provide confirmation of our commitments prior to the consideration of this item at Community Council.

We are committed to providing the following:

- Increasing visitor parking to 16 stalls, of which one will be signed for contractor parking during business hours. We are also supplying 5 short-term parking stalls for pick up and drop off, bringing the total number of visitor and short-term parking stalls to 21 stalls. As submitted, the application has 7 visitor parking stalls, in compliance with the by-law requirement.
- Working with the City in an effort to allocate the Community Benefits Charges (“CBCs”) to increase the off-site parkland dedication, and/or to complete the proposed mid-block connection, and to work with other developers in the area to combine CBCs.
- Offering fencing, tall plantings, landscape buffers, or mutually agreeable alternatives along the west side of the property, in consultation with the adjacent neighbours.

- Continuing to engage with the community as the project moves forward, particularly with respect to the construction management plan. This may include the establishment of a community working group in partnership with City staff, the Councillor's office, neighbourhood residents, and other community stakeholders.

We would like to thank you, City staff, and the community for their engagement and contributions to date, and we look forward to working collaboratively as the project evolves.

Sincerely,

A handwritten signature in cursive script that reads "L Payne".

Laurie Payne
COO, EVP Development
Osmington Gerofsky Development Corp.
o.b.o. A-O Bayview Inc.