



**FIRST
AVENUE**

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March 30, 2026

City of Toronto
Office of the City Clerk
Toronto City Hall, East Tower
12th Floor, 100 Queen Street West
Toronto, Ontario M5H 2N2

ATTN: Ms. Nancy Martins, Administrator – Planning & Housing Committee

**RE: Etobicoke York Community Council Report EY30.2
24 251760 WET 05 OZ & 22 180538 WET 05 OZ
611, 619, 623 and 623A Keele Street
Diamond Corp.**

To Whom It May Concern,

First Avenue Properties (the “owner”) is the owner of a parcel of land located on the west side of Mulock Avenue, south of St. Clair Avenue West, municipally known as 186 Mulock Avenue (the “First Avenue parcel”). This parcel directly abuts the lands owned by Diamond Corp., 611, 619, 623 and 623A Keele Street (the “Diamond Corp. lands”) which are the subject of development applications 24 251760 WET 05 OZ & 22 180538 WET 05 OZ.

We have reviewed the staff report to be brought before Etobicoke York Community Council on March 31, 2026, and would offer the following comments at this time:

- We have no general objection to the proposed redevelopment of the Diamond Corp. lands, however, given the proximity of these lands to the First Avenue parcel, careful consideration must be given to ensure that the development proposal for the Diamond Corp. lands does not have any adverse impact on the development potential of the First Avenue parcel.
- Specifically, due regard must be given to ensuring that building setbacks and window placement and orientation will not result in any adverse conditions which could hinder the opportunity for the redevelopment of the First Avenue parcel, or any neighbouring parcels on the west side of Mulock Avenue.

We would appreciate any opportunity to meet with staff and to discuss our comments further and we look forward to working collaboratively to find appropriate solutions to facilitate development.

Please ensure that the undersigned is notified of any and all further meetings with respect to the above noted development applications, including any notices of approval.

Should any further information be required, please do not hesitate to contact the undersigned.



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Regards,

Adam Grossi MAES, MCIP, RPP
Director, Planning and Development