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May 25, 2026

VIA EMAIL to nycc@toronto.ca

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

Attention: Matthew Green

Dear Members of North York Community Council;

**RE: 2600 Don Mills Road
North York Community Council Meeting – May 26, 2026
Item NY33.7 - 2600 Don Mills Road - Official Plan Amendment and Zoning
By-law Amendment Applications - Appeal Report
Correspondence - 2076203 Ontario Limited and 2076204 Ontario Limited**

We are the lawyers for 2076203 Ontario Limited and 2076204 Ontario Limited, being the owner of the property located at 1650 Sheppard Avenue East, which is located immediately southwest of the property municipally known as 2600 Don Mills Road (the "**Site**").

We are in the process of reviewing the Report from the Director, Community Planning, North York District – Development Review dated May 7, 2026 which recommends that City Council direct the City Solicitor and appropriate City Staff to attend the Ontario Land Tribunal in opposition to the Official Plan and Zoning By-law Amendment applications for the Site and to continue discussions with the applicant in an attempt to resolve outstanding issues (the "**Staff Report**").

While we continue our review of the Staff Report, we hereby enclose correspondence prepared by our client's land use planner that was sent to Ms. Jenny Choi, Planner, Community Planning on December 29, 2025 regarding above noted applications which sets out our client's concerns with respect to the alignment of the east-west portion of the proposed L-shaped road. This correspondence is being provided for consideration the upcoming North York Community Council Meeting ("**NYCC**") on May 26, 2026.

We also hereby request that notice of NYCC and City Council's decision in this matter as well as any further consideration of the matter be provided to the undersigned and Chris Tanzola (ctanzola@overlandllp.ca).

Yours truly,
Overland LLP



Per: Rowan Barron
Associate

Encl.



December 29, 2025

Jenny Choi, Planner, Community Planning
Development Review Division, North York District
City of Toronto
5100 Yonge Street
Toronto, ON M2N 5V7

Dear Ms. Choi,

**Re: Official Plan Amendment and Zoning By-law Amendment Application
File No. 24 254890 NNY 17 OZ
2600 Don Mills Road, Toronto**

We are the planning consultants for 2076203 Ontario Limited and 2076204 Ontario Limited, the owners of the property municipally known as 1650 Sheppard Avenue East, which is located immediately southwest of the 2600 Don Mills Road property.

As you know, we worked together with the owners of the properties at 2600 Don Mills Road and 25 Leith Hill Road over the 2016-2020 period, in collaboration with City staff, to prepare a comprehensive planning framework that would guide the redevelopment of the properties within the block bounded by Sheppard Avenue East, Don Mills Road, Leith Hill Road and St. Timothy Catholic Elementary School.

That work culminated in Official Plan Amendment No. 490 and the Sheppard-Don Mills-Leith Hill Block Context Plan Urban Design Guidelines, which established a development framework including a new L-shaped public road connecting Don Mills Road and Sheppard Avenue East and a shared new public park on the south side of that new road.

The east-west leg of the L-shaped road (labeled as Street B in OPA 490) curved to the north before connecting to the north-south leg running along the westerly limit of our client's property (labeled as Street A) in order to accommodate the siting of the new tower on our client's property (as per the Zoning By-law Amendment approved in principle by the Local Planning Appeal Tribunal on January 29, 2021).

Despite the foregoing, the Architectural Plans prepared by BDP Quadrangle and the Block Context Plan prepared by Goldberg Group in support of the above-noted application currently show the east-west leg of the new road extending straight through and do not incorporate the curve to the north. If approved as proposed, the result would be that the tower location approved by the LPAT on our client's property would be compromised.

As a result, I have spoken with Mr. Goldberg, the planner for the applicants at 2600 Don Mills Road, who assured me that the intent is to reflect the east-west road alignment as approved through OPA 490 and the Sheppard-Don Mills-Leith Hill Block Context Plan Urban Design Guidelines through future modifications to the Architectural Plans and the Block Context Plan. Based on our review of the 2600 Don Mills Road plans, it appears that the towers proposed in the Architectural Plans at 2600 Don Mills Road can continue to be accommodated with the modified road pattern, perhaps with a slight shift of the southwest tower northerly.

At this point, we simply want to make sure that staff are aware of our clients' concerns and our discussions with the 2600 Don Mills Road team. We would ask staff to ensure that any approval of the 2600 Don Mills Road application reflects the road alignment of Street B that was approved through OPA 490 and the Block Context Plan Urban Design Guidelines.

Should you have any questions regarding any of the foregoing, please do not hesitate to contact myself or Alex Savanyu, a senior associate with our firm.

Yours very truly,

Bousfields Inc.


Peter F. Smith, MCIP, RPP

cc: Robert Karol, Owner
Chris Tanzola, Overland LLP
Michael Goldberg, Goldberg Group