

July 7, 2026

527471-53

Delivered VIA Email: scc@toronto.ca

Nancy Martins
Administrator
City Clerk's Office
Scarborough Community Council
100 Queen Street West, 2nd Floor
Toronto, ON M5H 2N2

Dear Ms. Martins and Members of Scarborough Community Council:

Re: **Samuel Sarick Limited**
Official Plan Amendment ("OPA") and Zoning By-law Amendment ("ZBA") Applications
Scarborough Community Council Meeting on July 9, 2026
Staff Recommendation for Approval Report Agenda Item SC33.1
1911 – 1921 Eglinton Avenue East, Toronto ("Subject Lands")

As you know, we are counsel for Samuel Sarick Limited ("**Sarick**") with respect to the above referenced matter. Sarick, together with Graduate Investments Limited, are the owners of the Subject Lands. Kindly provide this letter to Scarborough Community Council in advance of its July 9, 2026, meeting.

Dentons, along with Sarick's consultant team, have been diligently working with City staff for many years to advance the development of the Subject Lands. We are pleased to see the OPA and ZBA applications scheduled for the July 9, 2026, Scarborough Community Council meeting with a positive recommendation report from City staff. We thank staff for their efforts. We look forward to ongoing discussions as it relates to development charge credits including those related to the O'Connor Drive extension and realignment.

The pre-application consultation meeting for the OPA and ZBA applications was held on March 22, 2023, with City staff comments issued on April 28, 2023. Following the 2023 pre-application consultation, Sarick and its consultants undertook considerable work to address City staff comments and prepare comprehensive OPA and ZBA applications (collectively, "**Applications**") for submission in alignment with staff comments. These efforts began much earlier with the appeal of Official Plan Amendment 231, followed by the Golden Mile Secondary Plan appeal and attempts to engage in mediation with the City. Sarick successfully resolved its appeal of Official Plan Amendment 231 ("**OPA 231**"), which was endorsed by City Council on June 2, 2023, and approved by the Ontario Land Tribunal on September 15, 2023. The resolution of the OPA 231 appeal allowed for the establishment of a planning framework that enables balanced growth for both residential and employment uses on the Subject Lands through Site and Area Specific Policy 777 ("**SASP 777**").

On September 30, 2024, the Applications were filed with the City. On December 2, 2024, a Notice of Incomplete Application (the "**December 2024 Notice**") was issued, which identified staff's requested

revisions to the proposed development and refinements to existing studies. Although Sarick had concerns regarding the scope of many of the requests, its team promptly engaged with staff to address the concerns raised. Dentons, along with Sarick's respective consultants met with City legal and staff on March 26, 2025, to substantively address the City's comments in the December 2024 Notice. Following that meeting, Sarick's consultants continued to meet with staff on multiple occasions, dedicating significant time and resources to address the December 2024 Notice and to finalize an updated resubmission. In doing so, Sarick's team went above and beyond what is typically required for a complete application, addressing substantive planning and design matters with the understanding that this front-loaded effort would facilitate a timely staff recommendation and Council approval once the applications were deemed complete.

On June 19, 2025, Sarick's land use planning consultants, KLM Planning Partners Inc. ("**KLM**"), submitted updated OPA and ZBA applications to address City staff's comments from the December 2024 Notice and the subsequent meetings. Despite these extensive efforts, on July 29, 2025, the City again issued a Notice of Incomplete Application (the "**July 2025 Notice**"). In response, we provided a formal letter to City legal dated September 8, 2025, identifying a number of staff comments in the July 2025 Notice that again fall outside the scope of complete application requirements. Notwithstanding our client's understandable frustrations and disagreement with those overreaching comments, our letter confirmed Sarick's continued commitment to working collaboratively with City staff to resolve the outstanding matters.

On November 13, 2025, KLM filed revised applications for the OPA and ZBA. Shortly thereafter, on November 19, 2025, a Notice of Complete Application was issued (the "**November Complete Application**"). Following the issuance of the November Complete Application, we continued to meet with City legal and staff on several occasions to advance the Applications toward a staff recommendation to City Council. In January 2026, Sarick's consultants were advised that the Applications were targeted for the April 22, 2026, Council meeting for approval. Sarick's consultants have been working diligently to address staff comments on the Applications to meet the April 22 Council meeting. We are pleased that the Applications are now on the agenda for the July 9, 2026, Scarborough Community Council meeting, and we thank City staff for their efforts.

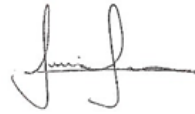
As part of the proposed development, Sarick has been asked to construct a portion of the O'Connor Drive Extension between Lebovic Avenue and Warden Avenue. This represents a significant financial commitment and benefit to the broader community and the City. The City is undertaking a comprehensive Development Charge By-law review, and we understand that early discussions are underway. We expect that the O'Connor Drive Extension work will be included in the Development Charge By-law and Study, and as a result will be development charge credit eligible. We look forward to discussing this with City staff.

Throughout this process, Sarick has invested significant time, effort, and resources at every stage to advance the Applications collaboratively. The staff recommendation report reflects the years of work by both the Sarick team and City staff to address all comments and advance a development that aligns with the planning framework established through SASP 777. We look forward to the approval of the OPA and ZBA applications by Scarborough Community Council and City Council at its meeting on July 21, 22, and 23, 2026. Sarick and its consultant team remain available to address any questions.

Best regards,

Dentons Canada LLP

p.p.

A handwritten signature in black ink, appearing to read 'Katarzyna Sliwa', with a long horizontal stroke extending to the right.

Katarzyna Sliwa
Partner

KS/jj