

November 27, 2017

Joe Nanos
Director, Community Planning, North York District
North York Civic Centre
5100 Yonge St.
North York ON M2N 5V7

Dear Mr. Nanos,

RE: Official Plan and Zoning By-law Amendment (OPA/ZBA) Application for Yorkdale site (3401 Dufferin Street and 1 Yorkdale Road) [File number 17 168973 NNY 15 OZ]

On behalf of Omers Realty Holdings, ARI YKD Investments LP, Yorkdale Shopping Centre Holding Inc., and Omers Realty Holdings (Yorkdale) Inc., we are pleased to submit the enclosed submission materials in support of the combined Official Plan and Zoning By-law Amendment (OPA/ZBA) application for the Yorkdale site.

The proposed OPA/ZBA is intended to address issues raised in the applicants' appeal of the DSSP, which comprehensively includes transportation, economic, stormwater and sanitary capacity, noise, pedestrian level wind, geotechnical, and planning analysis. The OPA is limited to elements within the Secondary Plan, and lays the strong foundation for a contemporary ZBA to govern change at Yorkdale over the long term.

The enclosed materials reflect the outstanding items identified in the City Response to Notification of Incomplete Application from City staff dated October 11, 2017.

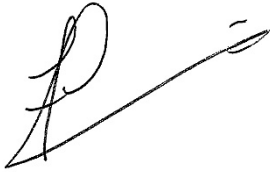
Submission Materials

We are pleased to submit the following reports in support of the above mentioned OPA/ZBA application:

1. Cover letter, 1 copy
2. Architectural Plans, including Underground garage plans, context plans, site plans, and concept site and landscape plans,
3. Arborist Report
4. Draft OPA (text and schedules)
5. Draft Zoning By-law Amendment (text and schedules)
6. Community Services and Facilities Study
7. Hydrogeological Report
8. Energy Strategy
9. Air Quality Study
10. Noise and Vibration Feasibility Study
11. Memo re: Servicing and Stormwater, 5 copies
12. Updated Economic Impact Analysis, 5 copies

We look forward to receiving the City's confirmation that the OPA/ZBA application is complete as soon as possible.

Yours very truly,

A handwritten signature in black ink, appearing to be 'F. Lewinberg', written in a cursive style.

Frank Lewinberg, Partner
URBAN STRATEGIES INC.