

Reply Attention of Mary Flynn-Guglietti  
Direct Line 416.865.7256  
Internet Address mary.flynn@mcmillan.ca  
Our File No. 235818  
Date June 15, 2015

**DELIVERED BY E-MAIL TEYCC@TORONTO.CA**

City of Toronto  
Toronto and East York Community Council  
100 Queen Street West  
2nd Floor  
Toronto ON M5H 2N2

**Attention: Ms. Rosalind Dyers  
Committee Administrator**

Dear Ms. Dyers:

**Re: TEYCC - Item No. TE7.7  
440, 444, 450 and 462 Front Street West  
425, 439, 441 and 443 Wellington Street West  
6 – 18 Spadina Avenue and 1-9 Draper Street  
Official Plan Amendment**

We are the solicitors retained by Kingwell Limited, the owner of 401 Wellington Street West and 24 – 30 Spadina Avenue, in the City of Toronto. Our client's properties are located at the southwest corner of Spadina Avenue and Wellington Street West, immediately abutting the above noted properties. Attached for ease of reference is a map highlighted in yellow to illustrate our client's property in relation to the above noted properties and which properties are the subject of the proposed Official Plan amendment before the TEYCC.

We have had an opportunity to review the May 28, 2015 staff report in support of the application to amend the City of Toronto Official Plan (King-Spadina Secondary Plan) to permit a comprehensive development which includes seven mixed-use buildings. Staff in its report recommend approval of the proposed Official Plan amendment in order to provide the necessary policy direction to achieve a comprehensive redevelopment of the site as envisioned by the proposal. The processing of the Zoning amendment application will proceed subsequent to the adoption of the Official Plan amendment.

The subject site is 7.7 acres in size and is bound by Spadina Avenue to the east, Draper Street to the west, Front Street West to the south and Wellington Street West to the north. The subject site and the area to which the official plan amendment would apply excludes our client's property at the south-west corner of Spadina Avenue and Wellington Street West.

Staff note that the building on our client's site, known as the Gale building, was listed by Council on the Inventory of Heritage Properties on June 16, 2005. It is important to



note that there are 3 buildings located on the site and only one of the 3 buildings is listed on the Inventory of Heritage Properties.

As the neighbour immediately abutting the applicant's site on two sides our client wants to ensure that any future redevelopment is sensitive and respects the existing functioning of their site. The two tenants on the site, being an Engineering firm and an Architectural firm employ approximately 500 persons.

In addition to the existing uses our client's site is very capable of redeveloping in the future as a mixed use development site in keeping with many of the development principles articulated in the proposed Official Plan amendment. In fact we believe that in order to comprehensively plan for the future redevelopment of the immediate area that our client's lands should have been included as part of the lands subject to the proposed new Official Plan amendment.

We trust that the official plan policies as proposed and the future processing of the rezoning application will ensure that our client's present and future use of its site is appropriately reviewed with acceptable transition and compatability issues fully reviewed and incorporated in the applicant's redevelopment proposal.

Yours truly,

A handwritten signature in black ink that reads "Mary Flynn-Guglietti". The signature is fluid and cursive.

Mary Flynn-Guglietti

Cc: Lipson & Doran Doran Group  
Councillor Joe Cressy, Ward 20  
Dan Nicholson, Planner City of Toronto