



Bennett Jones

Bennett Jones LLP

3400 One First Canadian Place, PO Box 130

Toronto, Ontario, Canada M5X 1A4

Tel: 416.863.1200 Fax: 416.863.1716

TE27.7.6

**Andrew L. Jeanrie**  
Partner  
Direct Line: 416.777.4814  
e-mail: [jeanriea@bennettjones.com](mailto:jeanriea@bennettjones.com)  
Our File No: 74461.4

October 17, 2017 – **Resent October 26, 2017 with correct addresses.**

**VIA REGULAR MAIL AND EMAIL TO: [teycc@toronto.ca](mailto:teycc@toronto.ca)**

Members, Toronto and East York Community Council  
2nd Floor, West Tower, Toronto City Hall  
100 Queen Street West  
Toronto, ON M5H 2N2

**Attention: Ellen Devlin, Committee Administrator**

Dear Sirs/Mesdames:

**RE: 18-24 Bellair Street, 21-25 Bellair Street and 98-104 Cumberland Street,  
Village of Yorkville – City Initiated Zoning Amendment Front Setbacks  
Reference Number: 17 114901 SPS 00 OZ**

We are counsel to Exim Group of Canada Inc., the registered owner of the properties municipally known as 18-24 Bellair Street, 21-25 Bellair Street and 98-104 Cumberland Street, Toronto (the "**Property**"), located on the east side of Bellair Street between Yorkville Avenue and Cumberland Street. The Property is within the Village of Yorkville boundaries identified in the proposed zoning by-law amendments to increase the minimum front setback requirements (the "**Proposed Amendments**").

We are writing to address our client's concerns in respect to the Proposed Amendments.

### **Proposed Amendments Are Not Good Planning**

The subject to the Proposed Amendments is characterized by, among other things, smaller lot sizes and a variety of building types, forms and front yard setbacks. The vibrant public environment, which attracts residents, tourists and workers, is a direct consequence of this ad hoc approach. The Proposed Amendments will impose unjustified limits on the architectural creativity and arbitrarily alter Yorkville Village's formula for success. The unique urban feel of the area, which is different from that in other parts of Toronto, arises, in part, from the fact that some buildings, are constructed right on the lot lines.



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With the Yorkville Village, the City has an opportunity to enhance this unique nature of the neighborhood. Instead of imposing a rigid setback number, the City should allow the area to continue developing naturally by assessing each property on an individual basis, as has been occurring and will continue to occur. Given the variety of lots in the area, it is unfair and unjustified for the City to further limit the potential of these properties by instituting an arbitrary and unwelcome setback on a blanket basis.

For the reasons outlined above, we respectfully request that Council reject the Proposed Amendments and allow Yorkville to continue to develop under the existing successful model.

Please provide us with notice of any decisions in respect to the proposals.

Yours truly,

**BENNETT JONES LLP**



Andrew L. Jeanrie

cc. client