
AIRD & BERLIS LLP

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May 18, 2017

BY EMAIL

Our File #113479

City of Toronto
Planning and Growth Management Committee
c/o City Clerk
10th Floor, West Tower
100 Queen Street West
Toronto ON
M5H 2N2pgmc@toronto.ca**Attn: Nancy Martins, Administrator**
Planning and Growth Management Committee

Dear Ms. Martins:

Re: **Objection to City Initiated Official Plan Amendment No. 362**
****Dufferin-Wilson Site and Area Specific Policy****

We are the solicitors for Dufferin (Billy Bishop Way) Portfolio Inc., the owners of the property known municipally as 3621 Dufferin Street. These lands are within the area subject to the proposed City initiated Official Plan Amendment No. 362, Dufferin-Wilson Site and Area Specific Policy (“OPA 362”). For the reasons set out below, our client opposes the proposed OPA 362.

Our client objects to the amount of public taking which is proposed on its lands, including the taking of land for the proposed east-west and north-south public streets, the new public park/open space, the landscaped buffer, the Privately Owned Publically Accessible Open Space (POPS) and the pedestrian connections.

The proposed OPA 362 is also inconsistent with the application for Site Plan Approval which was recently submitted by Dymon Group of Companies, which is purchasing the south and east portion of our client’s lands, with the transaction scheduled to close in the near future.

Furthermore, the proposed OPA 362 is inconsistent with our client’s rezoning application which was put on hold pending the release of the Dufferin Wilson Regeneration Area Study and draft OPA.

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In addition, the non-residential replacement policy incorporated into the proposed OPA 362 would effectively prevent the achievement of any mixed use development on the lands to be retained by our client following its conveyance to Dymon Group of Companies.

Should you have any questions concerning the above, please do not hesitate to contact the undersigned or Laura Dean of our office at 416.865.7706.

Yours truly,

AIRD & BERLIS LLP



Per: Kim M. Kovar
KMK/mn

cc: Client
John Dawson

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