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April 27, 2018

Our File No.: 138848

City Clerk
Attn: Nancy Martins, Administrator
Planning and Growth Management Committee
10th Floor, West Tower, City Hall
100 Queen Street West
Toronto, ON M5H 2N2

Dear Chair and Committee Members,

**Re: PG29.4 TOCore: Downtown Plan Official Plan Amendment
250 Dundas Street West – Dundal Canada (GP) Inc.**

We are the solicitors for DREAM Office REIT, a subsidiary of DREAM Unlimited Corporation. DREAM's portfolio includes central business district and suburban office properties predominantly located in major urban centres across Canada, including office properties representing approximately 4 million square feet of office space within the boundaries of the Proposed Downtown Plan Official Plan Amendment No. 406 ("Proposed Plan").

In particular, DREAM owns the existing 8-storey office building at 250 Dundas Street West. This site has been included within the newly created Health Sciences District under the Proposed Plan. The Health Sciences District is intended to recognize the significant number of hospitals, education, research and related commercial functions clustered within close walking distance of each other in the area centred on University Avenue. Policy 6.15 is extracted below:

6.15. Development within the Health Sciences District will:

6.15.1. replace existing institutional and non-residential gross floor area; and

6.15.2. only contain institutional and non-residential gross floor area for any increase in density above the as-of-right permissions contained within the in-force Zoning By-law.

In addition, based on the proposed policies, in the event of redevelopment residential uses would be limited to existing zoning permissions, which in the case of the subject site date back to the 1950's and permit a maximum of only 3.5 times the area of the lot.

Our client and its retained land use planners, Urban Strategies Inc., attended a meeting with planning staff on November 9, 2017 to discuss this property in relation to the Proposed Plan policies. Urban Strategies Inc. followed up with a letter on December 22, 2017. A copy of the letter is attached for your convenience. Our client requested that staff adjust the boundaries of the Health Sciences District to remove the properties on the north side of Dundas Street between McCaul and University, including 250 Dundas Street West, on the basis that the sites, and surrounding uses, do not reflect the context of hospitals and medical sciences buildings to which

the Health Sciences District policies are meant to apply. To date, we have not received a response from staff on this matter.

We received a copy of the latest draft of the Proposed Plan and Staff Report dated April 17, 2018, which were only very recently released. Given the late release of these materials, we have not had an opportunity to review same with our client and its advisors, nor have we been able to engage in further discussion with city staff.

As such, we are writing to request that the Planning and Growth Management Committee's consideration of the Proposed Plan be deferred until we can review these materials properly with our client, and we are provided with an opportunity for further consultation with city staff, or, at a minimum, a response to our initial written communication.

In our respectful submission, our client, and all interested stakeholders, ought to be provided with an opportunity for meaningful consultation with city staff and input into the process prior to this Proposed Amendment being considered by the Planning and Growth Management Committee and City Council.

Thank you for your consideration of this request.

Yours truly,

AIRD & BERLIS LLP



per. Kim Kovar

KK/mm

cc: Tony Medeiros, DREAM Asset Management
Pino Di Mascio, Urban Strategies Inc.

Encl.

December 22, 2017

Andrew Farncombe
 Project Manager, Strategic Initiatives, Policy & Analysis
 Metro Hall, 55 John St.
 Toronto, ON M5V 3C6

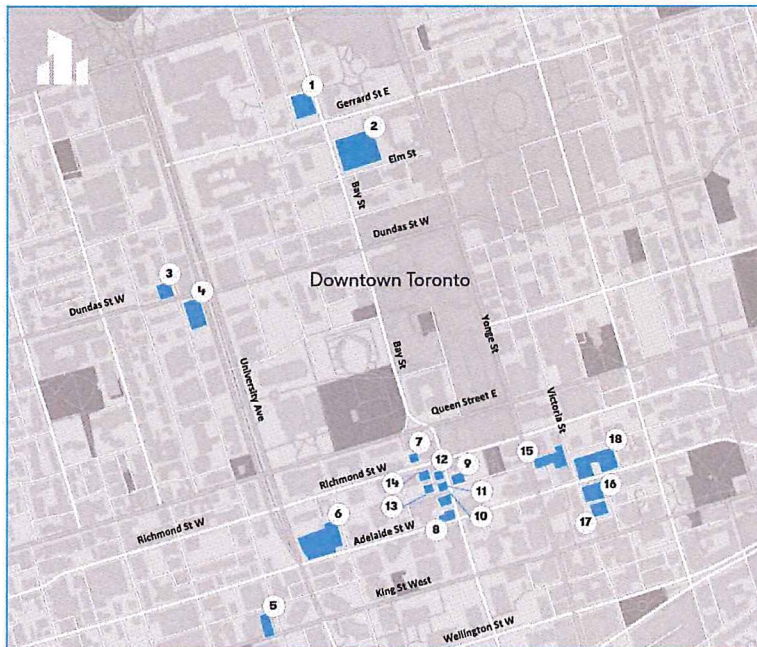
Dear Andrew:

Re: Dream Response to Proposed Downtown Plan Regarding 250 Dundas Street West

We are writing on behalf of our client Dream Office REIT. Dream was founded in 1996 and is one of Canada's leading real estate companies managing over \$14 billion in real estate assets globally across its five publicly traded companies. Dream has close to 1,000 employees involved in all facets of its businesses. Dream is headquartered in Toronto, and has regional offices in Alberta, Saskatchewan, Quebec, Nova Scotia, Germany, and the Netherlands.

Dream owns and manages 282 properties totaling 20.4M sf of office space in Europe, 16.1M sf of industrial, 10M sf of office space in Canada in addition to key city landmarks such as the Distillery District in Toronto. Dream is also active in developing projects across the country including co-developing the Canary District (PAN AM Village) and developing a number of mixed-use projects across Canada.

Dream's downtown office portfolio currently consists approximately 4M sf of office space spread across 18 properties (see map below). Dream has completed approximately \$20 billion of commercial real estate and renewable power transactions over the past 20 years and has an established track record for being innovative as a city builder.



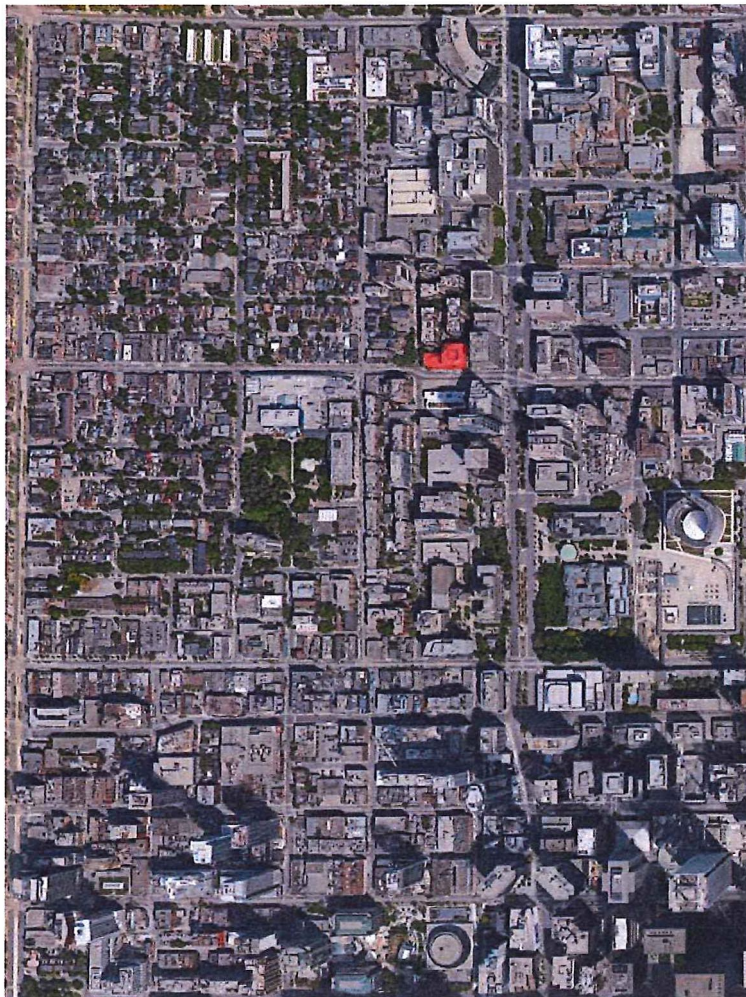
**Dream OfficeREIT:
 Downtown Portfolio**

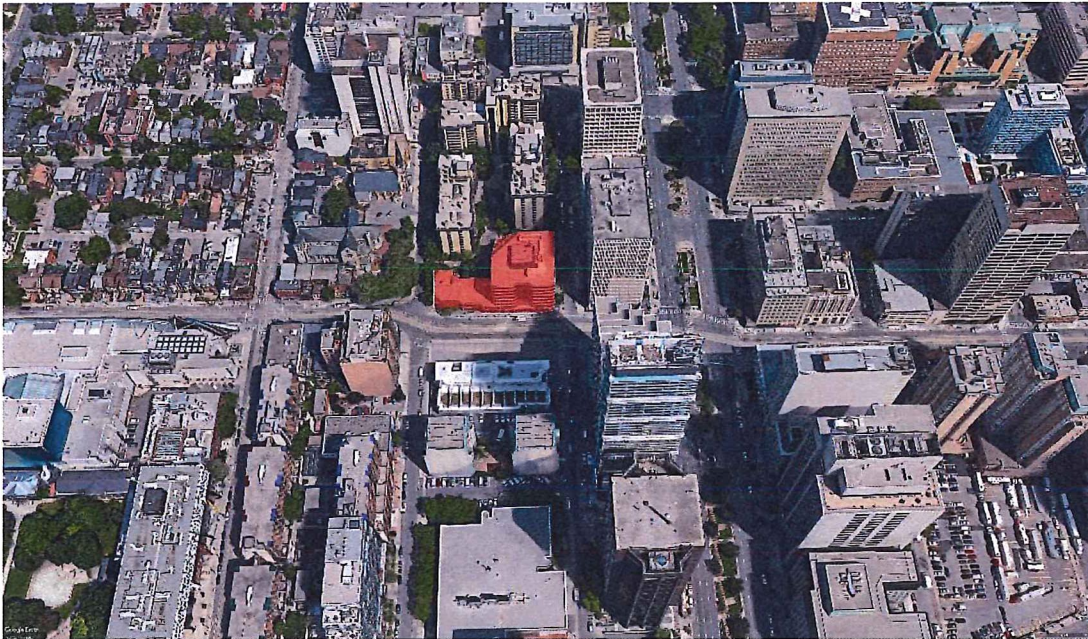
- ① 720 Bay St
- ② 655 Bay St
- ③ 250 Dundas St W
- ④ 438 University Ave
- ⑤ 212 King St W
- ⑥ Adelaide Place
- ⑦ 80 Richmond St W (Victory Building)
- ⑧ 330 Bay St
- ⑨ 357 Bay St
- ⑩ 350 Bay St
- ⑪ 360 Bay St
- ⑫ 366 Bay St
- ⑬ 56 Temperance St
- ⑭ 67-69 Richmond St W
- ⑮ 137 Yonge / 74 Victoria
- ⑯ 20 / 36 Toronto St
- ⑰ 33 Victoria St
- ⑱ 30 Adelaide St E

We wish to thank you for organizing the meeting on November 9, 2017 which was attended by Tony Medeiros, Vice President of Development at Dream Unlimited, Monika Rau, Development Coordinator at Dream Unlimited, Lynda Macdonald, Nathaniel Baker and Marian Prejel from City Planning, and Urban Strategies Inc. I am writing this letter as a follow-up to the meeting on November 9th in order to summarize and expand upon our discussion relating to the Proposed Downtown Plan.

As discussed at the meeting, Dream Office REIT has recently conducted an extensive review of its various downtown office holdings and identified a number of strategic investments it would like to make. While many investments will generally take the form of ongoing improvements to existing office buildings and, some will take the form of new and expanded office uses within the context of mixed use developments. One of the sites identified for such investments is 250 Dundas Street West.

250 Dundas Street West is the site of an 8-storey office building on the north side Dundas Street West, between Simcoe Street and St. Patrick Street (see map below).





The general site statistics are as follows:

- Site Size: 2,279 m²
- Building Size: 11,296.08 m² GFA
- Total Office Space: 10,244.33 m² GLA
- Total Retail Space: 1,057.76 m² GLA
- Class B Office Building
- 8 storeys
- 4.96 FSI

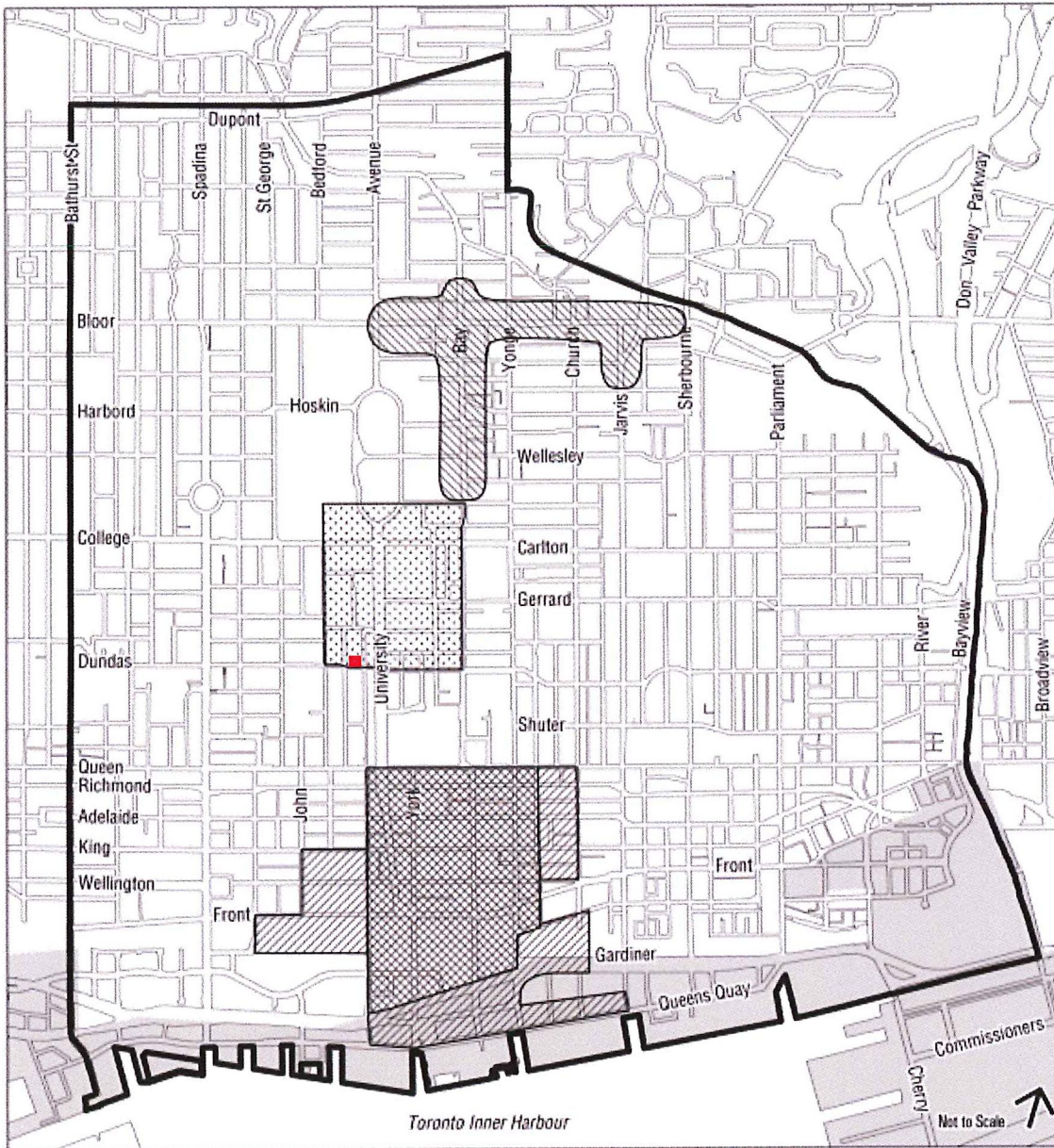
In the proposed Downtown Plan, the subject site is located within the newly created **Health Sciences District**, and is designated both Mixed Use Areas 1 and 2, as shown on Map 11 – Mixed Use Areas. The eastern portion of the site is designated Mixed Use Areas 1, and the western portion of the site is designated Mixed Use Areas 2.

The Plan introduces a Health Sciences District, recognizing the significant number of hospitals, treatment, education, research and related commercial functions clustered within close walking distance of each other in an area centred on University Avenue. The Health Sciences District is shown on Map 10 of the Plan.

Policy 8.12 is extracted below:








Within the Health Sciences District, any approved increase in density, above the existing as-of-right permissions contained within the in-force Zoning By-laws, will only contain non-residential gross floor area that supports the growth of the health sciences industry.

In the event of redevelopment, residential uses based on the proposed policies would be limited to the existing zoning permissions, which in the case of the subject site dates to the 1950's and permits a maximum of 3.5 times coverage.



Proposed Downtown Plan

MAP 10 Financial District, Health Sciences Districts, and Bay-Bloor Office Corridor

-  Downtown Plan Boundary
-  Central Waterfront Secondary Plan
-  Existing Financial District
-  Expanded Financial District
-  Health Sciences District
-  Bloor-Bay Office Corridor
-  Subject Site

August 2017

The Health Sciences District aims to expand, protect and cluster important non-residential uses that are concentrated along University Avenue. We believe this designation has been mistakenly applied to 250 Dundas Street West. The subject site and surrounding uses are highlighted in the map below.



The map demonstrates that the subject site is not contiguous to any health sciences facilities, and is in fact part of an otherwise residential block and surrounded by residential and mixed-use buildings or sites with existing mixed-use and residential approvals.

The immediate surrounding uses are summarized as follows:

East of the Subject Site

A mixed-use development has been approved and is under construction at 480 University Avenue, immediately east of the subject site at the northeast corner of Simcoe Street and Dundas Street West. This project maintains and improves the existing office uses, and introduces a 37-storey condominium building above the existing office building base, similar to the development concept for the subject site. While these lands are also included in the Health Sciences District on Map 10, their recent approval for office and residential uses does not reflect that designation. The concept plan for 250 Dundas Street West is similar in many respects to this adjacent project.

North of the Subject Site

To the north of the subject site is a residential development (One Park Lane) comprised of three 14-storey towers – 280 Simcoe Street, 195 St. Patrick Street, and 211 St. Patrick Street. A housing co-operative (Charles Hastings Co-op) is located at 175 Elm Street, north of One Park Lane, and directly south of Elm Street. The land use context north of Elm Street is reflective of the Health Sciences District – Mt. Sinai Hospital and the Toronto Rehabilitation Institute are located west of University Avenue north of Elm Street, but there is no cluster of health sciences uses west of University Avenue and south of Elm Street.

West of the Subject Site

To the west of the subject site, Dundas Street maintains a “main street” development character, with 2-3 storey mixed-use buildings that contain pedestrian-oriented active street-level retail at grade, and residential uses above. St. Patrick’s Catholic Church and associated surface parking facilities are

located mid-block, between Elm Street and Dundas Street West. The area north of Dundas Street and west of McCaul Street is predominantly residential, with a mix of semi-detached and detached dwellings. The lands west of McCaul Street are not included in the Health Sciences District.

South of the Subject Site

The Toronto Police Service 52 Division is located directly south of the subject site. With the exception of the police station, the area south of Dundas Street West, between McCaul Street and Simcoe Street, is predominantly comprised of mixed-use development. Village by the Grange is a condominium comprised of 7 buildings and 552 units, located at 89-105 McCaul Street, 53-73 McCaul Street & 60-120 St. Patrick Street. The lands south of the subject site are not included in the Health Sciences District.

We would request that the City adjust the boundaries of the Health Sciences District to remove the properties on the north side of Dundas Street between McCaul and Univeristy, including 250 Dundas Street West, as these sites and surrounding uses do not reflect the context of hospitals and medical sciences buildings and uses to which the Health Sciences Districts policies are meant to apply.

We note that Dream is also undertaking a more comprehensive review of the Proposed Downtown Plan and its various policies as it relates to all its downtown land holdings and will be submitting a further response related to that review.

Thank you again for the meeting and for the opportunity to submit this letter. Should you have any questions regarding this memo or require further clarification with respect to its contents, please do not hesitate to contact us via the phone number and email addresses listed above.

Yours very truly,
URBAN STRATEGIES INC.



Pino Di Mascio MCIP, RPP
Partner

cc: Ann-Marie Nasr, Strategic Initiatives & Policy Analysis
Lynda Macdonald, Community Planning
Rajeev Viswanathan, Dream Office REIT
Tony Medeiros, Dream Asset Management
Andrew Dalgliesh, Dream Asset Management