



WITHOUT PREJUDICE

November 13, 2019

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Kelly Matsumoto  
Planning and Administrative Tribunal Law  
City of Toronto  
Metro Hall  
26<sup>th</sup> Floor  
55 John Street  
Toronto, ON M5V 3C6

Dear Ms. Matsumoto:

**Re: 459 Eastern Avenue  
Official Plan Amendment No. 231 - LPAT Appeal PL140860  
Appeal No. 25 – Without Prejudice Settlement Offer**

We are counsel to XYZ Storage (“XYZ”), owner and operator of the self storage warehouse located at 459 Eastern Avenue (the “Property”). The previous owner of the Property filed an appeal against Official Plan Amendment No. 231 (“OPA 231”) on a site-specific basis (the “OPA 231 Appeal”).

We propose settling the OPA 231 appeal, by modifying OPA 231 Site and Area Specific Policy No. 415 (“SASP 415”) to read as follows:

*Only those employment uses, such as offices, self storage warehouse, parks, small scale restaurants, retail uses and service uses that are compatible to the nearby low scale residential dwellings fronting onto Logan Avenue are permitted.*

Kindly advise whether staff would be supportive of the proposed modification and prepared to submit same to Council for consideration at its upcoming meeting on November 26, 2019.

Sincerely,

Gowling WLG (Canada) LLP

/s/ Peter Gross

Peter Gross

PG

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