

March 18, 2013

Our File No.: 12-0023

Via Email

Toronto City Council
12th Floor, West Tower, City Hall
100 Queen Street West
Toronto, ON M5H 2N2

Attention: Marilyn Toft, Secretariat

2013-1131

RECEIVED

MAR 21 2013

CITY OF TORONTO

Dear Sirs/Mesdames:

**Re: Official Plan Five Year Review: Official Plan Amendment to Adopt new Heritage and Public Realm Policies
Item No. PG22.3 – Proposed Official Plan Amendment 199 (“OPA 199”)**

We are solicitors for the owners of the properties known municipally as 33-45 Avenue Road & 140-144 Avenue Road in the City of Toronto (the “Subject Properties”).

Our client purchased the Subject Properties on the understanding of the current official plan policies, including the heritage policies. Further, our client filed a rezoning application in respect of the Subject Properties on January 27, 2012 (12 113502 STE 27 OZ), after extensive pre-consultation with City staff, and has been working in good faith with City staff as this application is processed.

In the absence of appropriate transition provisions being included in OPA 199, our client is concerned that the rezoning application in respect of the Subject Properties could be significantly prejudiced. We would respectfully request that the Subject Properties be excluded from the application of OPA 199. However, if the Subject Properties are not excluded, we would respectfully request that appropriate transition policies be included in OPA 199 to grandfather sites, such as the Subject Properties.

This letter should also serve as our client's formal request for notice of any decision by City Council regarding OPA 199, which can be provided to the undersigned.

Yours very truly,

Goodmans LLP

A handwritten signature in black ink, appearing to read 'D. Bronskill', written in a cursive style.

David Bronskill

DJB/

cc: City Clerk (by delivery)
Client

\6184071.1