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March 28, 2013

Our File No.: 12-1496

By E-mail

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

Attention: Marilyn Toft, Secretariat

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”)**

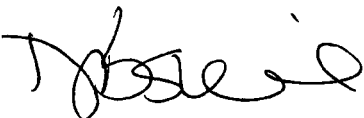
We are solicitors for Rosedale Equities Limited, the owner (or agent for the owners) of various properties on Yonge Street in the vicinity of the Summerhill Station Clock Tower. By letter dated October 12, 2012, we wrote on behalf of our client to express concerns regarding OPA 199. A copy of this letter is attached for your convenience.

We have not received a response from the City regarding our client’s concerns. These concerns have not been addressed in the most recent version of OPA 199. However, we remain available to meet with City staff to discuss our client’s concerns at any time.

Please also accept this letter as our client’s second 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



David Bronskill
DJB/
cc: Client

October 12, 2012

Our File No.: 12-1496

By E-mail

Planning and Growth Management Committee
City of Toronto
City Hall, 100 Queen Street West
10th Floor, West Tower
Toronto, ON M5H 2N2

Attention: Merle MacDonald, Secretariat

Dear Sirs/Mesdames:

**Re: PG18.2 – Official Plan Review: Official Plan Amendment to Adopt New Heritage
and Public Realm Policies
Proposed Official Plan Amendment No. 199**

We are solicitors for Rosedale Equities Limited, the owner (or agent for the owners) of various properties on Yonge Street in the vicinity of the Summerhill Station Clock Tower. We note that our client is a leading proponent for the City's cultural heritage resources, having collaborated with the preservation community and local interest groups to maintain the architectural integrity of various heritage properties, including the North Toronto Station, King James Place and the Shops of Summerhill.

We are writing to express our client's concerns regarding the proposed Public Realm policies 3.1.1.9, 3.1.1.10 and 3.1.1.11. As currently drafted, the intent of the policies is unclear, especially without further refinement or definitions for "views", "public views", "preserved without obstruction", "obstruct or detract" and "maintain, frame and, where possible, create". In the context of the Summerhill Station Clock Tower, these policies are vague and potentially overreaching in their application, especially without any context for or description of the potential significance of the view shown on proposed Map 7A.

Our client is also concerned that proposed Official Plan Amendment No. 199 is being brought forward as part of the City's comprehensive review process, but without any analysis of the potential interaction of these policies with other official plan policies regarding housing, urban design, intensification and public realm amenities.

We trust these concerns will be of assistance as you consider the above-noted matter. We would appreciate being notified of any decision regarding proposed Official Plan Amendment No. 199.

Yours very truly,

Goodmans LLP

A handwritten signature in black ink, appearing to read "D. Bronskill". The signature is fluid and cursive, with a large initial "D" and a long, sweeping underline.

David Bronskill
DJB/
cc: Client

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