

Goodmans<sup>LLP</sup>

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2013 APR -2 P 4: 37

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April 2, 2013

Our File No.: 11.0499

**By Email**

**City Council**

100 Queen Street West  
City Hall, 12th Floor W  
Toronto, Ontario  
M5H 2N2

**Attention: Marilyn Toft, Secretariat**

Dear Sirs/Mesdames:

**Re: PG22.3 – Proposed OPA 199 (New Heritage and Public Realm Policies) - 2 Queen Street West**

We are solicitors for CF/TEC Holdings Inc. and Ontrea/TEC Holdings Inc., the registered owners of the property located at the northwest corner of Queen Street West and Yonge Street, and municipally known as 2 Queen Street West.

On behalf of our client, we are writing to express some concerns with respect to the new Heritage and Public Realm Policies that may be adopted by City Council at its meeting of April 3 and 4, 2013, as part of the current Official Plan Review.

Our client will be submitting a rezoning application in the near future with respect to 2 Queen Street West. The rezoning application will propose a 65-storey rental residential tower, over a 4½ storey mixed use podium base. The podium base will be a detailed reconstruction of the existing heritage building (the Jamieson Building), in accordance with a recommended conservation strategy by ERA Architects Inc. ("ERA"). ERA has concluded that the proposed development will maintain the cultural heritage value of the Jamieson Building.

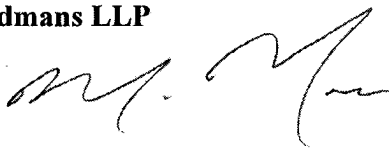
Our client and its consultants have had significant pre-application discussions with City staff (including planning staff and heritage staff) and the local Councillor. Discussions have been ongoing for close to a year. While we believe that our client's rezoning application will conform to both the heritage and public realm policies in the City's current Official Plan, and those that will be set forth in the updated Official Plan, we share the concerns that have been expressed by others that some of the new heritage policies are vague and uncertain in their application.

Accordingly, we are writing this letter to suggest that our client's rezoning application should be evaluated under heritage and public realm policies of the current Official Plan.

Please provide us with notice of any further public meeting in connection with the proposed new heritage and public realm policies, and please also provide us with notice of adoption of the policies.

Yours very truly,

**Goodmans LLP**



Mark Noskiewicz  
MRN/mlg

cc. Jimmy Sun  
Michael McLelland

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