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by email

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file # 46577-1

Mayor and Members of City Council
Toronto City Hall
13th Floor, West Tower
100 Queen Street West
Toronto, ON M5H 2N2

**Re: North Downtown Yonge Official Plan Amendment No. 183
North Downtown Yonge Urban Design Guidelines
Item: TE26.14**

We are the solicitors for Sebert Productions Limited, the owners of 506, 508 and 510 Church Street ("Subject Lands"). We are writing to set out our client's objections to the proposed North Downtown Yonge Official Plan Amendment No. 183 ("OPA 183") and the draft North Downtown Yonge Urban Design Guidelines ("Guidelines").

Our client is concerned that the policies in OPA 183 and the Guidelines will impose inappropriate restrictions on the future development of the Subject Lands. Also, the Guidelines identify the Subject Lands as having "potential to be included in the City of Toronto Heritage Inventory" (Figure 2). No reason for its inclusion and no planning justification has been provided. We do not see how such a policy is justified pursuant to good planning principles and the Ontario Heritage Act, which sets out criteria for determining cultural heritage value or interest as well as appropriate procedural requirements for any proposed designation. Further to our discussions with our client regarding current use and structure, the Subject Lands do not appear to have heritage value or interest and should not be so included.

We request notice of Council's decision regarding this matter.

Yours truly,

Cassels Brock & Blackwell LLP

A handwritten signature in black ink, appearing to read "Tom Kapsales".

Tom Kapsales

