

TE26.16.1

**From:** "MacDougall, Cynthia A." <CMACDOUG@MCCARTHY.CA>  
**To:** "teycc@toronto.ca" <teycc@toronto.ca>  
**Date:** 10/9/2013 4:18 PM  
**Subject:** 383 Sorauren Avenue - TEYCC consideration on September 10, 2013 -- Item No. TE26.16  
**Attachments:** [Untitled].pdf

Please see attached.

Thank you,  
Cynthia MacDougall

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October 9, 2013

**Via Email and Courier**

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

**c/o Rosalind Dyers**  
**Committee Administrator**  
Toronto and East York Community Council  
City of Toronto  
Toronto City Hall, 2<sup>nd</sup> Floor  
100 Queen Street West  
Toronto, Ontario M4H 2N2

Your Worship and Members of Council:

**Re: Request for Direction Report - 383 Sorauren Avenue - Zoning Amendment  
Application dated August 16, 2013 ("Staff Report")  
TEYCC consideration on September 10, 2013 – Item No. TE26.16**

I am writing to express my concern regarding the Staff Report recommending refusal of the proposed development.

At the Community Council held September 10, 2013, meeting I attended to present the revised 10 storey proposal. The local Councillor asked about my intentions regarding appearing before the Committee and expressed displeasure regarding a presentation. After reflection, I expressed to the Councillor that I would shorten the presentation, but that it was important to reflect my client's disagreement with the recommendations. We acknowledged with that we respectfully disagreed about the appropriateness of the 10 storey proposal.

As the Community Council was recessing for lunch, the local Councillor advised the Committee that the item could be dispensed because I had indicated that I would not be speaking to the item.

Rather than publicly argue with the Local Councillor, I spoke with him later and he advised me that he had misunderstood my intentions. I therefore believe it is important to go on record to confirm that the proposed 10 storey building should be supported by City Council.

The proposed building is an attractive well-designed building which has been the subject of many community meetings. The original 11 storey scheme has been reduced to 10 storeys, and is not well described in the planning report recommending refusal. I note for example that in the discussion with respect to height, the report identified the proposed revised proposal as being 31.0 metres in height and Robert Watson Lofts to the south being only 21.5 metres with a stepback at the fourth storey. Staff raise a concern with respect to the height of the buildings at the street and those heights are not elaborated upon. We note that the first floor of the Robert Watson Lofts is double the height of a typical storey and as such is equivalent to about 5 storeys at the street while the proposed building has a height of 6 storeys at the street. Above the height of 6 storeys the proposed building, with the exception of balconies and the architectural building frame, is setback a further 3.0 metres from the street.

We suggest that a difference in height at the street line between the Robert Watson Lofts and the proposed building provides an appropriate transition in scale to neighbouring buildings and suitably frames the street given the surrounding context.

We recommend that City Council approve the revised 10 storey proposal.

Thank you for your attention to this regard.

Yours truly,

McCarthy Tétrault LLP



Cynthia A. MacDougall

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