

November 20, 2013

**By Email and Courier**

Chair and Members of Planning and  
Growth Management Committee  
City of Toronto  
100 Queen Street West  
Toronto, ON M5H 2N2

**Attention: Nancy Martins, Committee Administrator**

Dear Sirs/Mesdames:

**Re: 25 Ontario Street  
PG28.2 Amendments to the Official Plan for Economic Health and Employment  
Lands Policies (OPA 231)**

We are solicitors for First Gulf Ontario Street Corporation (“First Gulf”), the owner of the property known municipally as 25 Ontario Street (“25 Ontario”).

The previous owner of 25 Ontario submitted an application in December 2011 to redevelop 25 Ontario with residential and commercial uses, and the application has been subject to a lengthy and comprehensive public planning process. Toronto and East York Community Council has recommended approval of the proposed Zoning By-law amendment for 25 Ontario in principle, subject to a number of conditions including satisfactorily addressing environmental compatibility matters with a neighbouring property. First Gulf is carrying forward with the application, and is currently working with City staff and the neighbouring property owner to address the condition respecting environmental compatibility.

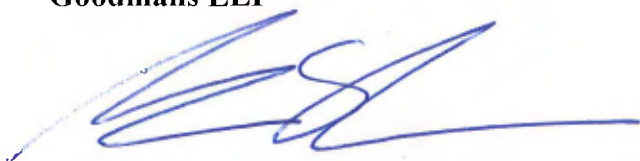
We are writing in respect of proposed Policy 9 of Section 3.5.1 which would effectively require an increase in non-residential gross floor area used for office uses where a site with at least 1,000 square metres of existing office space is redeveloped. Given that a redevelopment application for 25 Ontario is currently being processed by the City, we hereby request on behalf of our client that a transition and/or grandfathering clause be added to Policy 9 to explicitly exempt 25 Ontario from this new office requirement. Policy 9 should be clear that it does not apply retroactively to a site such as 25 Ontario which has already progressed significantly through the planning process.

On behalf of our client, we also request notice of adoption of OPA 231.

Please contact us if you require additional information.

Yours truly,

**Goodmans LLP**



Michael Stewart

MGS/

cc: First Gulf Ontario Street Corporation

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