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**AIRD & BERLIS LLP**

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PG28.2.199

November 20, 2013

BY EMAIL ([pgmc@toronto.ca](mailto:pgmc@toronto.ca))

Our File No. 112718

Councillor Peter Milczyn, Chair  
c/o Nancy Martins,  
Secretarial Contact, Planning and Growth Management Committee  
City of Toronto  
10<sup>th</sup> Floor, West Tower, City Hall  
100 Queen Street West  
Toronto ON M5H 2N2

Dear Chair Milczyn,

**Re: City of Toronto - Municipal Comprehensive Review  
Official Plan Amendment No. 231 (Item PG28.2)  
48 Power Street and 125 Parliament Street, City of Toronto  
Planning & Growth Management Committee Meeting – November 21, 2013**

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We act on behalf of Great Gulf (Power) Limited, the owner of lands known municipally as 48 Power Street and 125 Parliament Street in the City of Toronto (the "Site"). Our client submitted a rezoning application in June of 2013 (City File No. 13 181685 STE 28 OZ) in order to permit a mixed use redevelopment on the above referenced site. The proposal conforms to the policies of the Official Plan and no Official Plan Amendment is required.

Our client has had an opportunity to review the policies in proposed OPA 231 and has some concerns with policy 3.5.1.9 in particular, if it is to be applied to the subject development at this stage of the approval process.

In accordance with well-established case law, our client is entitled to have its application considered in the context of the policy and regulatory regime in force at the time of submission of its application. Accordingly, as there appear to be no grandfathering policies included in OPA 231, we are respectfully requesting that the Site be excluded from the application of the proposed OPA.

Kindly provide the undersigned with notice of any further public meetings and any decision of City Council in respect of this matter.

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Yours truly,

AIRD & BERLIS LLP



Kim M. Kovar  
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cc: Great Gulf (Power) Limited

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