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November 20, 2013

BY EMAIL (pgmc@toronto.ca)

File No. 118028

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

Dear Chair Milczyn,

**Re: City of Toronto – Municipal Comprehensive Review
Proposed Official Plan Amendment No. 231 (Item PG28.2)
481 University Avenue, 210 Dundas Street West, 70 Centre Avenue and
137 Edward Street
Planning & Growth Management Committee Meeting – November 21, 2013**

We act on behalf of 481 Uni Investements Inc., the owner of lands known municipally as 481 University Avenue, 210 Dundas Street West, 70 Centre Avenue and 137 Edward Street, in the City of Toronto (the "Site"). Our client submitted a rezoning application in February 2013 (City File No. 13 123864 STE 27 OZ) in order to permit a mixed use redevelopment, including residential, retail and office space, on the above reference Site. The proposal conforms to the policies of the Official Plan and no Official Plan Amendment is required. The application is nearing the end of the planning review process and we expect it will be reported to Toronto and East York Community Council early 2014.

Our client has had an opportunity to review the policies in proposed OPA 231 and has 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.

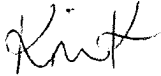
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Kindly provide the undersigned with notice of any further public meetings and any decision of City Council in respect of this matter.

Yours truly,

AIRD & BERLIS LLP



Kim M. Kovar
KMK/SM

c. client

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