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PG28.2.206

November 20, 2013

BY EMAIL (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
10th 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)
17-25 Toronto Street and 53-55 Adelaide Street East
Planning & Growth Management Committee Meeting – November 21, 2013**

We act on behalf of the owner of the lands known municipally as 17-25 Toronto Street and 53-55 Adelaide Street East (the "Site"). Our client has plans for greater intensification on the Site and has had an opportunity to review the policies in proposed OPA 231. This letter is to advise that the owner has concerns with policy 3.5.1.9 in particular.

The Site currently contains office space and while any new development on the Site may incorporate some office uses, the owner is opposed to a policy which would require 1:1 replacement of existing office space. Were this policy is to be applied, applications would be assessed differently based on the pre-existing use of the lands in question, and not necessarily on an assessment of the most appropriate use for the site. The policy would result in inequitable and inconsistent rules being applied to future development approvals on lands located in the same planning area.

In addition, in our submission the policy as drafted does not appear to meet the intent as expressed in the Staff Report of November 5, 2013 of securing affordable Class 'C' office space to be used as an incubator for cultural industries, etc in any event. Accordingly, we would ask that policy 3.5.1.9 be deleted from proposed OPA 231.

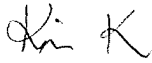
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Kindly provide the undersigned with notice of any further public meetings and any decision of City Council in respect of this matter.

Yours truly,

AIRD & BERLIS LLP



Kim M. Kovar
KMK/SM/mn

cc: client

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