

PG29.1.4

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File No. 020088/000002

December 3, 2013

Delivered by Email (pgmc@toronto.ca)

City Clerk
City Hall
100 Queen Street W
10th Floor
West Tower
Toronto, ON M5H 2N2

Attention: Nancy Martins, Administrator, Planning and Growth Management Committee

Dear Members of Planning and Growth Management Committee:

Re: Krugarand Corporation
City File: Proposed Amendments to Zoning By-law for the City of Toronto No. 569-2013
Property: 80 Bloor Street W
Planning and Growth Management Committee meeting December 4, 2013, item PG29.1

We represent Krugarand Corporation (“Krugarand”), owner of the property municipally known as 80 Bloor Street West, Toronto, Ontario (“the Property”). The Property is located north of Bloor Street West, east of Bellair Street, and west of Bay Street. A rezoning application was submitted for the Property on October 9, 2013.

Pre-consultation Meetings

Prior to the submission of the rezoning application, various meetings with City staff and the ward councillor took place dating back to mid-2008. Meetings took place on May 12, 2008 (with Councillor); February 19, 2010 (with Councillor and staff); September 22, 2011 (with staff); October 19, 2011 (with Councillor and staff); July 27, 2012 (with Councillor and staff); and March 26, 2013 (with staff).

Proposal

The proposal is to develop the property into a 68 storey residential mixed use building with a height of approximately 224 m and total Gross Floor Area of 43,275 sq.m. The building will include 39,810 sq.m. of residential GFA and will comprise of a total of approximately 565 residential units.

A total of 3,465 sq.m. of retail and commercial space will be provided. The retail space has been designed to reinforce the high-quality character of the street as a shopping address. Not only will it be vastly superior to the existing retail space, its multi-level and open interior design will create an environment rare or unique along the street. It will provide the opportunity to increase the geographical diversity of the retail options along the street and the variety of physical layouts and formats.

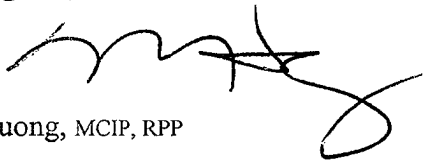
Request

We have had an opportunity to review the staff report dated November 8, 2013 with the draft amending by-law. It appears that this amending by-law provides for the removal of additional properties from By-law 569-2013 under the Transition Protocol. We believe that our client's property, now with a rezoning application submitted to the City, should be considered to be removed from By-law 569-2013 as it now meets the criteria of the Transition Protocol clauses or at the very least meets the intent and spirit of the Transition Protocol clauses. Various meetings with City staff and the local councillor took place during the existing By-law regime of 438-86, as amended and would only be logical and reasonable to continue the review of our client's rezoning application under the same regime. As such, we request that our client's property be removed from By-law 569-2013.

We thank Planning Committee in advance for considering our client's concerns. We also kindly ask to be placed on the circulation list to receive any Committee/Council decisions relating to this matter.

Should you have any questions, do not hesitate to contact the undersigned.

Best regards,



May Luong, MCIP, RPP

cc: Ulli Watkiss, City of Toronto Clerk
Joe D'Abramo, Acting Director, City Planning
Sean Gosnell, Borden Ladner Gervais LLP
Client

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