

TE27.5.5



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October 15, 2013

VIA FACSIMILE

Chair and Members of the  
Toronto and East York Community Council  
Clerk's Office  
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Attention: Ms Rosalind Dyers

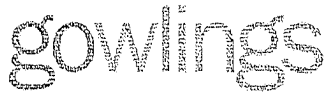
Dear Madame Chair and Council Members:

**Re: 906 Yonge Street and 25 McMurrich Street**  
**Item TE27.5 – Community Council Meeting October 17, 2013**

We are the solicitors for the owner of 906 Yonge Street and 25 McMurrich Street, which sought a rezoning of the property and have appealed that application to the Ontario Municipal Board. Community Council will have before it as Item TE27.5 a staff Request for Direction Report for that application and appeal.

This report was before Community Council last month (September 10, 2013 – TE26.22), at which time consideration of the report was deferred to this month's meeting. The purpose of that deferral was to permit my client to continue discussions with adjoining land owners and finalize a settlement with them.

We are pleased to advise that a settlement was reached, satisfying the concerns of the two adjacent land owners, being the residential condominiums at 900 Yonge Street and 15 McMurrich Avenue. The settlement requires a significant physical change in the proposed development, with the elimination of ten floors on the building that was proposed to front on to Yonge Street, and a corresponding increase of nine stories for the building proposed to front on McMurrich Avenue. Perhaps more importantly to the nearby residents was our client's commitment seek a down-zoning of the site. My client has agreed the rezoning by-law should remove the current permitted use of "hotel" and to change its proposed plans to remove that use. With those commitments and with other design concessions, the adjacent land owners at 15 McMurrich Avenue and 900 Yonge Street are satisfied with the redesign.



That redesign has been communicated to planning staff, the members of the neighbourhood working group and Councillor Wong-Tam.

It is my client's desire to quickly re-submit drawings that conform with that settlement. It is however waiting to hear from your planning staff and Councillor Wong-Tam as to whether there are tweaks to the design which would improve the project so those can be incorporated in the resubmission.

Given the settlement with the adjoining land owners and the fact that the old development proposal discussed in the Request for Direction Report will shortly be replaced, we suggest that a deferral of this matter is the most efficient use of your time.

A deferral of two months would permit a supplementary report dealing with the revised application to be considered by Community Council.

Would you please provide me with an opportunity to speak at the community council meeting on this matter? Thank you for your consideration.

Yours very truly,

**GOWLING LAFLEUR HENDERSON LLP**

David C.K. Tang

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