

August 27, 2014

Our File No.: 122028

Mayor and Members of Council
City of Toronto
Toronto City Hall
100 Queen Street West
Toronto, ON M5H 2N2

Dear Sirs/Madames:

Re: Item EY35.12 – Request for Direction Report – 2800 Bloor Street West

We are solicitors for the owner of the property known municipally as 2800 Bloor Street West. We understand that there may be some confusion regarding the settlement negotiated by the local councillor between our client and the local residents, which was endorsed by Etobicoke York Community Council (“EYCC”) at its meeting on August 12, 2014. As such, we are writing to provide some clarification and confirm certain matters as part of that settlement.

1. Our client worked with City staff to prepare revised plans that have satisfactorily addressed all built form and urban design concerns. These plans are those dated July 30, 2014, which were endorsed by EYCC subject to one revision outlined below.
2. Our client is providing three replacement rental dwelling units. This is in conformity with Official Plan Amendment No. 110, which was approved by City Council in 2009. A copy of OPA 110 is attached for your convenience.
3. As part of the settlement, our client agreed that the three replacement rental dwelling units would be affordable units. The previous City Council approval only required one replacement rental dwelling unit to be affordable.
4. As part of the settlement, our client agreed that the three replacement rental dwelling units would be 3-bedroom units. The previous City Council approval required three bachelor units.
5. As part of the settlement our client agreed that the three replacement rental dwelling units would be approximately 867 square feet for a totally of 2601 square feet. The previous City Council approval required units of approximately 362 square feet for a total of approximately 1086 square feet.

6. As part of the settlement, our client agreed to a voluntary Section 37 contribution of \$250,000, of which \$50,000 would be used for local improvements and \$200,000 would be directed to the City's Affordable Housing Fund. Please note that the proposed development is under 10,000 m², which means that the City could not otherwise impose a Section 37 contribution.
7. As part of the settlement, our client agreed to revise the plans dated July 30, 2014, at considerable expense, to incorporate driveway access from Bloor Street West. Please note that this revision is in response to a request from the local residents.

All parties, including the local residents, worked diligently to reach a settlement with the assistance of the local councillor. We would simply ask that the settlement endorsed by EYCC, and the work undertaken by the local residents and our client, be accepted by City Council.

If the settlement endorsed by EYCC is not accepted by City Council, our client's voluntary offers regarding items 3-7 above should be considered withdrawn.

Yours truly,

Goodmans LLP



David Bronskill

DJB/

6363869

Authority: Etobicoke York Community Council Item 31.13, as adopted by City of Toronto Council on November 30, December 1, 2, 4 and 7, 2009
Enacted by Council: August 27, 2010

CITY OF TORONTO

BY-LAW No. 1159-2010

To adopt Amendment No. 110 to the Official Plan for the City of Toronto respecting the lands municipally known as 2800 Bloor Street West.

WHEREAS authority is given to Council under the *Planning Act*, R.S.O. 1990, c.P. 13, as amended, to pass this By-law; and

WHEREAS Council of the City of Toronto has provided adequate information to the public and has held at least one public meeting in accordance with the *Planning Act*;

The Council of the City of Toronto HEREBY ENACTS as follows:

1. The attached Amendment No. 110 to the Official Plan is hereby adopted pursuant to the *Planning Act*, R.S.O. 1990, c.P. 13, as amended.

ENACTED AND PASSED this 27th day of August, A.D. 2010.

DAVID R. MILLER,
Mayor

ULLI S. WATKISS
City Clerk

(Corporate Seal)

AMENDMENT NO. 110
TO THE CITY OF TORONTO OFFICIAL PLAN
2800 BLOOR STREET WEST

To adopt Amendment No. 110 to the Official Plan respecting the lands municipally known as 2800 Bloor Street West.

The Official Plan of the City of Toronto is amended as follows:

1. Chapter 7, Site and Area Specific Policies, is amended by adding Site and Area Specific Policy No. 340 to certain lands municipally known as 2800 Bloor Street West, as follows:

340. "2800 Bloor Street West:

- a) The replacement of the same number and type of rental housing units is not required, provided at least 3 rental replacement units are included in the new development."
- b) Map 26, Site and Area Specific Policies, is amended by adding the lands municipally known as 2800 Bloor Street West, as shown on the map as Site and Area Specific Policy No. 340.

