

August 5, 2014

Via E-mail
nmartins@toronto.ca

City Clerk's Office
Planning and Growth Management Committee
City Hall
10th Floor, West Tower
100 Queen Street West
Toronto ON M5H 2N2

Attention: Nancy Martins

Dear Ms. Martins:

**Re: Your File No.: 13 244184 STE 19 TM
Amendments to the Official Plan and Garrison Common North Secondary Plan
– Two Tecumseth Street Inc. – 2 Tecumseth Street**

We are solicitors for Two Tecumseth Street Inc., the owners of approximately 4.5 acres of land on the west side of Tecumseth Street. Our clients have actively participated in the "South Niagara Planning Strategy", which Study has led to Official Plan Amendment No. 273 ("OPA 273"). OPA 273 is before the Planning and Growth Management Committee at its meeting of August 7th, 2014.

Our clients generally support the direction of the Official Plan Amendment, and are grateful for the City's efforts in undertaking the Study and in providing opportunities for consultation throughout the process.

Our clients have outlined their chief concerns to City Staff, and repeat them herein for the benefit of members of the Committee and Council:

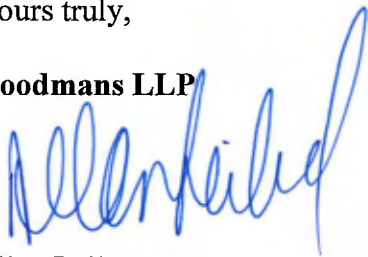
1. Given the location of the property, as well as other heights recently approved in the vicinity, our clients feel that the absolute height limit of 11 stories is unduly restrictive. We believe that the Official Plan should contain a degree of height flexibility in order to allow for consideration of specific design proposals.
2. The requirement for a minimum of 1.0x coverage for non-residential uses places an unfair burden on this particular property. The property has no commercial frontages, and its overall density is significantly restricted by built-form constraints imposed by the Plan.

3. The Plan designates upwards of 40% of the property for public use, and requires that such lands be conveyed to the City as a condition of development. Our client views this as an unfair confiscation of private property.
4. The Plan prohibits residential uses on the City-owned Destructor building at 677 Wellington West. Given the fact of City-ownership, the City has full control of the building with or without such an Official Plan policy. For that reason, we do not see why the City would want to restrict its own decision-making power, when it is certainly possible that a residential use in the vicinity of the existing building might be a key to the much-needed restoration and re-use of the City's heritage building.

We intend to continue our dialogue with City staff and Councillor Layton to resolve these issues.

Yours truly,

Goodmans LLP



Allan Leibel
AL/vb

cc: Councillor Michael Layton (councillor_layton@toronto.ca)
Lynda Macdonald, City Planning (lmacdon1@toronto.ca)
Graig Uens, City Planning (guens@toronto.ca)