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File No. 701497

August 6, 2014

**By E-Mail to [pgmc@toronto.ca](mailto:pgmc@toronto.ca)**

City of Toronto  
Planning and Growth Management Committee  
10th Floor, West Tower, City Hall  
100 Queen Street West  
Toronto, Ontario  
M5H 2N2

**Attention: Nancy Martins, Committee Secretariat**

Dear Ms. Martins:

**Re: Dupont Street Regeneration Area Study  
Proposed Official Plan Amendment and Zoning Amendment  
Submission by Palmetto Holdings Inc.  
Agenda Item: PG35.6**

We are counsel to Palmetto Holdings Inc., the owner of lands municipally known as 524 Dupont Street and 903 Palmerston Avenue (the "Lands"), located at the northeast corner of Dupont Street and Palmerston Avenue in the City of Toronto.

In response to a zoning by-law amendment application submitted by our client, City Council enacted By-law No. 806-2006 on September 27, 2006, which had the effect of permitting a three-storey mixed-use building on the Lands, containing a maximum of 350 square metres of non-residential gross floor area and a maximum of four dwelling units (the "Proposed Development").

At that time, our client also submitted a Site Plan Control application for the Proposed Development (File No. 05 212357 STE 20 SA). The Site Plan application was reviewed by City staff and other agencies and a draft Notice of Approval Conditions was prepared. The Site Plan application then sat dormant for a number of years, but was reactivated late last year and our client is currently proceeding to obtain Site Plan Approval for the Proposed Development.

We understand that at its meeting on August 7, 2014, the City's Planning and Growth Management Committee will be considering a report from the Chief Planner and Executive Director, City Planning Division, recommending that City



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Council amend the City's Official Plan and former City of Toronto Zoning By-law 438-86 for lands north of Dupont Street (including the Lands) based on the City-initiated Dupont Street Regeneration Area Study.

Specifically, based on our review of the draft Official Plan and Zoning By-law Amendments, it appears that the Lands are proposed to be subject to a new Site and Area Specific Policy in the Official Plan, and that the Lands would be rezoned to an MCR district and subject to a number of new development standards.

We are writing to advise that our client has concerns with the proposed amendments, particularly to the extent that they may impose additional requirements and/or create instances of non-compliance for the Proposed Development on the Lands, which is the subject of the current Site Plan application. Our client wishes to ensure that the Proposed Development can proceed under the current planning regime, which may necessitate certain site-specific exemptions if the proposed amendments are to be approved.

Kindly ensure that we are notified of any decision(s) of the Committee and/or City Council regarding this matter.

In the meantime, please do not hesitate to contact us if you have any questions concerning this submission.

Yours truly,

**DAVIES HOWE PARTNERS LLP**

A handwritten signature in blue ink that reads "Mark R. Flowers".

Mark R. Flowers  
Professional Corporation

copy: Palmetto Holdings Inc.  
Sarah Phipps, City Planning Division