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Reply Attention of *Mary Flynn-Guglietti*
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Our File No. *223354*
Date *June 13, 2014*

VIA E-MAIL (teycc@toronto.ca; clerk@toronto.ca)

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

**Attention: Ros Dyers,
Secretariat Contact, Toronto and East York Community Council**

Dear Chair and Members:

**Re: Submissions on behalf of Torgan Management Inc.
Final Report – Bathurst Street – Queen Street West to
Dupont Street: Zoning Amendment and Official Plan
Amendment Direction
Statutory Public Meeting – June 17, 2014
Toronto and East York Community Council (TE33.7)**

We are the solicitors retained to act on behalf of Torgan Management Inc. (“**Torgan**”), owner of the property municipally known as 844 Bathurst Street in the City of Toronto (the “**Property**”). The Property is located on the west side of Bathurst Street, south of London Street and north of Bloor Street West. The Property is located within the Better Bathurst Study area which includes all of the properties fronting on Bathurst Street between Dupont Street and Queen Street West. We have had an opportunity to review the Staff Report dated May 29, 2014 regarding the Better Bathurst Study (the “**Staff Report**”) and wish to express our concerns regarding the proposed Official Plan Amendment Direction, as set out in greater detail below.

Under the City of Toronto Official Plan (the “**OP**”) the Property is designated as a **Mixed Use Area** and is also located within an **Avenue**. As a result, the Property is currently located within an area designated for growth and intensification.

Pursuant to the Staff Report, however, the Property’s Avenue designation is proposed to be removed in order to direct intensification away from the Property. Additionally, the Property would become subject to general policies for the **Bathurst Street corridor** which provide that the corridor is not intended to experience significant intensification. Finally, the

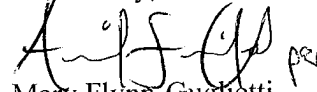
Property has been located within the **Seaton Village-West Annex Character Area** where less intensification is intended than in other proposed character areas.

The Property is located in an ideal location for intensification being near the intersection of Bloor Street West and Bathurst Street and in close proximity to the Bathurst Street subway station. The Property is also located south of London Street which would serve as a more appropriate boundary between the Seaton Village-West Annex Character Area to the north and the Bathurst-Bloor Character Area to the south. This is because development west of Bathurst Street and south of London Street is primarily mixed-use and more in keeping with the more intensive character of development at Bloor Street West and Bathurst Street.

For the reasons described above, we respectfully request that the Property be removed from the Seaton Village-West Annex Character Area and placed instead within the **Bathurst-Bloor Character Area**. More specifically, we request that London Street serve as the boundary between the Seaton Village-West Annex Character Area and the Bathurst-Bloor Character Area as this is not only more appropriate, but also serves as a much clearer and distinct boundary line. As described in the Staff Report, the Bathurst-Bloor Character Area is an eclectic character area characterized by a variety of mixed use buildings and the Bathurst subway station, and the Property is consistent with this character. Greater intensification is also intended within the Bathurst-Bloor Character Area in comparison to the Seaton Village-West Annex Character Area which is more in keeping with the Property's current Mixed Use Area and Avenue designation.

We wish to inform you that my client and I have been, and continue to be, prepared to meet with City staff to discuss the concerns set out above. We understand that the City will be holding a statutory public meeting at 10am on June 17, 2014 to consider the directions within the Staff Report. We trust that Council members will take the opportunity to consider our written submissions.

Yours truly,



Mary Flynn-Gughetti

/af
Encl.
c.c.:

Torgan Management Inc.
Attention: Mr. Eli Swirsky, Sam Cohen & George Wheeler