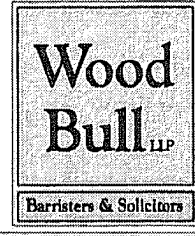


RECEIVED
CITY CLERK'S OFFICE
SECRETARIAT 2ND FLOOR

2014 JUN 16 PM 3 32



MUNICIPAL, PLANNING & DEVELOPMENT LAW

16 June 2014

Sent via E-mail - teycc@toronto.ca

City Council &
Toronto and East York Community Council
100 Queen Street West, 2nd Floor
West Tower
Toronto, ON M5H 2N2

Attention: Director, Community Planning, Toronto and East York District

Dear Councillors and Committee Members:

**Re: Queen Street East/Leslieville Planning Study
City-Initiated Official Plan Amendment, Urban Design Guidelines
and Heritage Inventory - Official Plan Amendment No. 248
(Area-Specific Policy No. 469)
Toronto and East York Community Council Meeting, 17 June 2014
Item TE33.14
City Reference No. 13-205563 STE 30 OZ**

We represent Dr. Robert Black, the owner of 923-925 Queen Street East (the "Property"), which is located within the area proposed to be subject to Official Plan Amendment No. 248 ("OPA 248").

Dr. Black is a practising veterinarian who resides at the Property. He also operates his veterinary hospital out of the portion of the Property municipally known as 923 Queen Street East. As you may be aware, staff have previously recommended that the Property be considered for inclusion on the City's Inventory of Heritage Properties. To date, the Property has not been listed.

We have reviewed the draft OPA 248, together with the staff report regarding same dated 27 May 2014 and the related draft area-specific Urban Design Guidelines (the "Guidelines"), and on behalf of our client, offer the following submissions on same.

Submissions

While our client commends the City for undertaking this study with the objective of providing more emphasis on preserving the neighbourhood character, he is concerned that the resultant policies and guidelines do not strike an appropriate balance between the public desire to preserve the area with the private rights of individual land owners.

Johanna R. Shapira Direct: (416) 203-5631 jshapira@woodbull.ca

65 Queen Street West Suite 1400 Toronto Ontario M5H 2M5 T (416) 203-7160 F (416) 203-8324 www.woodbull.ca

16 June 2014



Insofar as the proposed policies/guidelines identify potential heritage attributes of properties that are not presently listed or designated under the *Ontario Heritage Act*, such as our client's Property, and include photographs of such properties, the policies/guidelines may influence or prejudice the identification of such properties under the *Ontario Heritage Act*. As you are aware, any identification process under that Act, and likewise reasons for identification, is properly separate and independent from this planning process.

To address this concern, a policy and guideline, as the case may be, should be included in each of OPA 248 and the Guidelines that specifies that the inclusion of a discussion of, or photographic representation of, a property in OPA 248 or the Guidelines is not intended to affect the property's status under the *Ontario Heritage Act*, nor should it be considered relevant in determining whether to list or designate a property, or in identifying any reasons for such listing or designation.

On behalf of our client, we would request that OPA 248 and the Guidelines are amended to reflect this concern. If you have any questions or concerns, please contact the undersigned at 416-203-5631.

Yours very truly,

Wood Bull LLP

A handwritten signature in cursive script that reads "Shapira". The signature is written in black ink and is positioned over the printed name of the signatory.

Johanna R. Shapira

JRS/sj

Encl.

c. Client