

November 23, 2015

Our File No.: 15.3301

**By E-mail**

City of Toronto Council  
Toronto City Hall  
100 Queen Street West  
Toronto, Ontario  
M5H 2N2

**Attention: Ulli Watkiss**

Dear Sirs/Madams:

**Re: Proposed Dufferin Street Secondary Plan  
Reference 15 130874 NPS 00 OZ**

We are solicitors for Dufferin 401 Properties Limited, the owner of a number of parcels of land fronting onto Dufferin Street within the boundaries of the Proposed Dufferin Street Secondary Plan, including lands on the west side of Dufferin Street, south of Bridgeland Avenue, having the municipal address of 3400 Dufferin Street.

A representative of our client attended the City's workshops and public meetings and also attended the public meeting of North York Community Council on November 10, 2015 where this matter was considered and has reviewed the City reports on the Avenue Study and the proposed Official Plan Amendment.

We are writing to you to advise you of our client's concerns prior to Council's consideration of the Dufferin Street Secondary Plan Staff Report dated October 26, 2015, which includes a recommendation that an Official Plan Amendment be adopted.

As a general comment, it appears that the draft Secondary Plan underutilizes this important corridor with heights and densities that may not be appropriate.

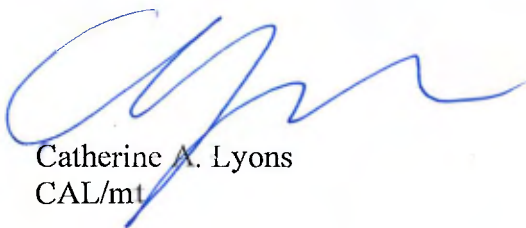
With respect to our client's lands located within Block 1 as shown on Map 36-2, we note that some of the characteristics of this Block are unique including its shape, size and its proximity to Highway 401. Further, the Block includes an existing highrise hotel building. While some of the objectives of the draft Official Plan Amendment with respect to this Block are worthwhile, it

is unduly constraining to determine, at this time, an appropriate pattern of streets, blocks and parks.

In addition to providing you with these comments, we ask that you accept this letter as our formal request for notice of any decision made by City Council with respect to this matter.

Yours truly,

Goodmans LLP



Catherine A. Lyons  
CAL/mt

cc: Robert Stein  
Andria Sallese, Senior Planner

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