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December 2, 2015

File No.: 138106.1001

13th Floor, West Tower, City Hall
 100 Queen Street West
 Toronto, ON M5H 2N2

Attention: Members of City of Toronto Council

Dear Sirs/Mesdames:

Re: Item PG8.5
**Official Plan Five Year Review: Final Recommendation Report -
 Amendments to the Healthy Neighbourhoods, Neighbourhoods and
 Apartment Neighbourhoods Policies of the Official Plan**

OPA No: Proposed Official Plan Amendment No. 320

Client: 35 Wabash Avenue Holdings Ltd.

Property: 35 Wabash Avenue, City of Toronto

We are the solicitors for 35 Wabash Avenue Holdings Ltd. with respect to the property municipally known as 35 Wabash Avenue, City of Toronto (the "**Property**"). The Property is currently vacant and has an area of approximately 2,650 square metres. On July 22, 2015, our client filed a zoning by-law amendment application to permit a 4-storey apartment building containing 62 units and 65 below-grade vehicle parking spaces on the Property. The Property is designated *Neighbourhoods* under the City of Toronto Official Plan, which permits infill development provided that certain criteria are met.

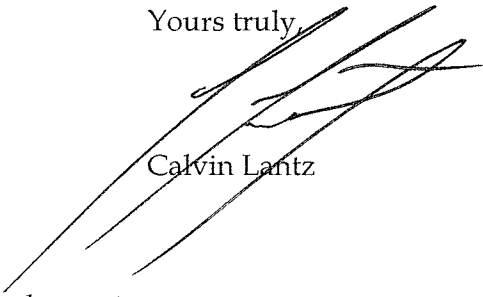
We have reviewed proposed Official Plan Amendment No. 320, as contained in the Final Recommendation Report, dated October 15, 2015, in the context of the proposed modifications recommended by the Planning and Growth Management Committee at its meeting held on November 16, 2015 ("**OPA 320**"). Our client has concerns with the policy changes proposed in OPA 320. For example, our client is concerned with proposed amendments to Policies 4.1.5 and 4.1.9 that will unduly restrict infill development in *Neighbourhoods*, which is contrary to the intensification objectives contained in the Growth Plan for the Greater Golden Horseshoe, 2006 and the City of Toronto Official Plan.

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Please note that we reserve the right to raise further issues with OPA 320 that may affect the Property. Additionally, please provide us with notice of all upcoming meetings of Council and Committees of Council at which OPA 320 will be considered as well as notice of any Council or Committee decisions.

If you have any questions or require further information, please contact the undersigned. Thank you for your attention to this matter.

Yours truly,



Calvin Lantz

CWL/mb

cc. Kenneth Zuckerman, *Zinc Developments*
Peter Smith and David Falletta, *Bousfields Inc.*