



NY10.42.6

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Our File No. 15/6882

VIA EMAIL

Toronto City Council
100 Queen Street West
Toronto, ON
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Dear Members of Council:

Re: Dufferin Street Secondary Plan Agenda Item NY10.42

We are the solicitors for Centura Real Estate Corp. and Cowie Brothers Leaseholds. We have been retained to provide legal advice to our clients in relation to the proposed Dufferin Street Secondary Plan.

Our clients own three parcels, all apparently outside but immediately adjacent to the proposed secondary plan area as follows:

1. 48-50 Apex Road
2. 53 Apex Road
3. 950 Lawrence Avenue West.

Due to our recent retainer, we have had limited time to review the implications of the proposed planning instrument with our client. Nevertheless, we have identified potential significant planning concerns with the proposed secondary plan and accordingly are submitting these comments for Council's consideration.

With respect to the Apex Road properties, portions of these parcels appear to be contained within the designated Mixed Use area. Any areas of such parcels within the existing designated Mixed Use Area should be included in the Secondary Plan area and the appropriate amendments should be made to provide a planning framework for such areas.

With respect to 950 Lawrence Avenue West, this property (and the adjacent properties to the east and west) has been similarly excluded from the secondary plan. The Lawrence Avenue

properties logically form part of the southern node and have the potential to be designated for tall buildings at an appropriate density within the secondary plan area. The proposed block planning for Block 8 would appear to better accomplished thru the inclusion of the Lawrence Avenue properties, including 950 Lawrence Avenue West.

We would therefore ask Council to refer the matter back to staff to consult with us and our client for the purposes of considering amendments to the proposed Secondary Plan for the inclusion of our client's lands prior to adoption. The requested amendments have the potential to provide a more comprehensive planning framework to guide future redevelopment of the subject parcels and allow our client greater certainty in terms of opportunities for future uses of its lands.

Yours truly,

FOGLER, RUBINOFF LLP

"Joel D. Farber"

Joel D. Farber

JDF/ay

cc: Andria Sallese (asalles@toronto.ca)
Councillor Josh Colle (councillor_colle@toronto.ca)
Client