

Stikeman Elliott LLP Barristers &amp; Solicitors

5300 Commerce Court West, 199 Bay Street, Toronto, Canada M5L 1B9  
Tel: (416) 869-5500 Fax: (416) 947-0866 www.stikeman.comCalvin Lantz  
Direct: (416) 869-5669  
E-mail: clantz@stikeman.com**BY E-MAIL AND COURIER**  
clerk@toronto.caDecember 8, 2015  
File No.: 131181.100113<sup>th</sup> Floor, West Tower, City Hall  
100 Queen Street West  
Toronto, ON M5H 2N2Attention: 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:** Bailey & Company Inc.

**Property:** 243 College Street & 176 Huron Street, City of Toronto

We are the solicitors for Bailey & Company Inc. with respect to the property municipally known as 243 College Street and 176 Huron Street, City of Toronto (the “Property”). Our client also acquires additional interests in lands in the City from time to time. On June 15, 2012, our client filed an application for zoning by-law amendment and site plan approval to permit a 30-storey development containing 121 residential units, 3,798 square metres of employment uses, and 354 square metres of commercial retail uses located at-grade. The Property is primarily designated as *Mixed Use Areas* under the City of Toronto Official Plan.

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 Policy 2.3.1.3 under OPA 320, which would impose additional criteria on developments in *Mixed Use Areas*, *Regeneration Areas*, and *Apartment Neighbourhoods* that are adjacent or close to *Neighbourhoods*. These additional criteria, which speak to issues of site configuration and screening, are more appropriately addressed through the site plan approval process, and are unduly prescriptive for a broad policy document like the Official Plan.

TORONTO  
MONTRÉAL  
OTTAWA  
CALGARY  
VANCOUVER  
NEW YORK  
LONDON  
SYDNEY

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/jsc

cc. Bruce Bailey, *Bailey & Company Inc.*