

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.com

Calvin Lantz  
Direct: (416) 869-5669  
E-mail: clantz@stikeman.com

**BY E-MAIL AND COURIER**  
clerk@toronto.ca

December 8, 2015  
File No.: 130398.1001

13<sup>th</sup> 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: Deltera Inc.**  
**Property: 36-60 McCaul Street & 10 Stephanie Street, City of Toronto**

We are the solicitors for Deltera Inc. with respect to the property municipally known as 36-60 McCaul Street and 10 Stephanie Street, City of Toronto (the “**Property**”). On June 16, 2014, our client filed a zoning by-law amendment application to permit a 14-storey mixed-use development, consisting of 190 residential units and a 3-storey private art gallery. The Property is designated as *Mixed Use Areas* under the City of Toronto Official Plan.

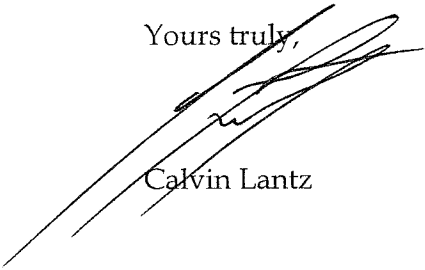
We have reviewed proposed Official Plan Amendment No. 320, as contained in the Final Recommendation Report, dated October 15, 2015, in the context of the proposed modifications recommended by the Planning and Growth Management Committee at its meeting held on November 16, 2015 (“**OPA 320**”). Our client 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.

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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/jsc

cc. Steve Daniels, *Deltera Inc.*