

December 10, 2015

Reply to: Jack M. Sousa  
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**BY E-MAIL AND COURIER**  
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City of Toronto  
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: Jarvis Mansions (Toronto) Limited**  
**Property: 515 & 519 Jarvis Street, City of Toronto**

We are the solicitors for Jarvis Mansions (Toronto) Limited with respect to the property municipally known as 515 & 519 Jarvis Street, City of Toronto (the "**Property**"). The Property is designated *Neighbourhoods* under the City of Toronto Official Plan.

We are writing to provide comments on 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.

Please note that the concerns with OPA 320 mentioned above are not exhaustive and we reserve the right to raise further issues with OPA 320. 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 very truly

**Brown Beattie O'Donovan LLP**

Jack M. Sousa  
JMS/rs

cc: Client by email