
AIRD & BERLIS LLP

Barristers and Solicitors

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October 6, 2015

BY EMAIL

Our File #125028

Planning and Growth Management Committee
City of Toronto
10th Floor, West Tower
100 Queen Street West
Toronto, ON
M5H 2N2**Attn: Nancy Martins**

Dear Ms. Martins:

**Re: 4050 Yonge St , Site Plan Approval #15-159238 NNY 16 SA, and
Proposed Official Plan Amendment Pertaining to Environmental Policies
and Designation of Environmentally Significant Areas
Agenda Item: PG7.2, October 8, 2015**

We act on behalf of 2432014 Ontario Inc, the registered owner of 4050 Yonge Street in the City of Toronto (the "Property").

An application for an Official Plan Amendment and Rezoning was submitted by the previous owner of the Property, Build Toronto Inc., on April 30, 2010, in connection with a proposal to construct a 7-story office building on the site. Following a period of public consultation and review, the application was supported by City staff and approved by City Council on July 12, 2011, conditional on the applicant entering into a Site Plan Agreement under section 41(16) of the *Planning Act* and section 114 of the *City of Toronto Act*. Since purchasing the Property in 2014, our client has sought to make certain revisions to the earlier approved plans and is pursuing Site Plan Approval at this time.

We have reviewed the proposed Official Plan Amendment ("OPA No. 262") pertaining to the City's environmental policies and designation of Environmentally Significant Areas. We understand that this matter will be considered by the Planning and Growth Management Committee on October 8, 2015.

It is well-established that planning applications are to be considered in the context of the policies in force at the time of submission of the application.

October 6, 2015

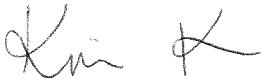
Page 2

In order that the subject applications for Official Plan Amendment, rezoning and site plan approval can be processed to completion in the context of the policy regime in place at the time of their submission, we ask that the subject lands at 4050 Yonge Street be excluded from the application of the proposed OPA No. 262.

We thank you in advance for consideration of our request and ask that you kindly provide the undersigned with notice of any decision of the Planning and Growth Management Committee and City Council respecting this matter.

Yours truly,

AIRD & BERLIS LLP



Kim M. Kovar

KK/DPN/mn

cc: Client
Ben DiRaimo

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