



TE34.18.1

RECEIVED
Jason Park
CITY CLERK'S OFFICE
SECRETARIAT
2014 AUG 11 PM 1:56
Jason.park@dentons.com
+1 416 863 4788
Dentons Canada LLP
77 King Street West, Suite 400
Toronto-Dominion Centre
Toronto, ON Canada M5K 0A1
T +1 416 863 4511
F +1 416 863 4592

Salans FMC SNR Denton
dentons.com

August 11, 2014

File No.: 527431-8

SENT VIA E-MAIL (teycc@toronto.ca)

Chairman and Members
Toronto and East York Community Council
City of Toronto
2nd Floor, West Tower, City Hall
100 Queen St W
Toronto ON M5H 2N2

Attention: Ms. Ros Dyers, Secretariat

Dear Sirs/Mesdames:

**RE: 200 St. Clair Avenue West, Toronto
Final Report - St. Clair Avenue West - Review of Area-Specific Policy 221 – Proposed
Official Plan Amendment No. 279
Letter of Objection**

Please be advised we are the solicitors for 200 St. Clair HoldCo Ltd., the owner of lands known municipally as 200 St. Clair Avenue West in the City of Toronto (the "Site").

By way of background, on August 1st, 2014 our client submitted applications for Official Plan Amendment, Zoning By-law Amendment and Site Plan Approval for the construction of a residential building on the Site, ranging in height from 8 to 15 storeys. The proposed development would contain a total of 130 units, including 10 grade-related townhouse units. The total gross floor area of the project would be 13,100 square metres.

We have now had an opportunity to review the July 15th, 2014 report from the Director, Community Planning, Toronto and East York District, to the Toronto and East York Community Council concerning the review of Area-Specific Policy No. 221 and the proposed Official Plan Amendment No. 279 which is contained in Attachment 3 to that report.

Please be advised that although our client believes that Area-Specific Policy No. 221 should be reviewed and amended in light of the current land use planning context and the significant investment the City has made in the transportation infrastructure serving the area, our client does not support the specific recommendations contained in the City's staff report nor the policies in proposed OPA No. 279, as they relate to the Site.

In our opinion, proposed OPA 279 fails to recognize the transitional nature of the area adjacent to the Site. The Site is located at the easterly edge of the area covered by Area-Specific Policy No. 221, (the area subject to proposed OPA No. 279) – an area where a very different built form has been approved than that contemplated in proposed OPA No. 279. Immediately east of the Site are high-rise buildings, including a 19-storey residential condominium building located at the south-west corner of Avenue Road and St. Clair Avenue West (155 St. Clair Avenue West), and a 14-storey office building located at the south-east corner of Avenue Road and St. Clair Avenue West (135 St. Clair Avenue West). We note that, in 2004, the Ontario Municipal Board approved a 24-storey building for the lands at 135 St. Clair Avenue West. Further, Avenue Road, between St. Clair Avenue West and Lonsdale Road is characterized by high-density, high-rise apartment buildings. Even west of the Site, the Ontario Municipal Board has recently approved a 12-storey residential building for lands known municipally as 213, 215, 217, 219 and 223 St. Clair Avenue West, and a 9-storey mixed-use building at 282 St. Clair Avenue West.

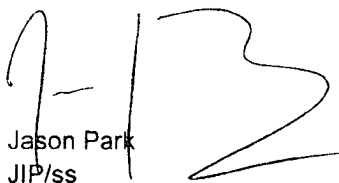
It is our respectful position that imposing a 9-storey height limit on this Site is arbitrary and does not reflect the existing and approved built form context along St. Clair Avenue West in this area. Further, we disagree with the additional built-form policies contained in proposed OPA No. 279 as, in many respects, they conflict with the City's approved guidelines for mid-rise and tall buildings which, in our opinion, would both be applicable in light of the transitional nature of the Site.

For the reasons outlined above, we would ask the Committee to not recommend approval of the proposed OPA No. 279 in its current form to City Council; rather, we ask that this Amendment be returned to City staff for further review, and consultation with our client. If the Committee, despite our concerns, intends to recommend adoption of proposed OPA No. 279 at this time, we would respectfully ask that our client's Site be removed from this proposed OPA, and also from Area-Specific Policy No. 221.

Thank you for your consideration of this request. We would also appreciate receiving notice of any decision and/or future public meetings with respect to this matter.

If you have any questions regarding the above, please do not hesitate to contact the undersigned at 416.863.4786.

Yours very truly,
Dentons Canada LLP


Jason Park
JIP/ss

c.c. The Goldman Group