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December 3, 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 Dyer, Secretariat

Dear Sirs/Mesdames:

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

Please be advised that we are the solicitors for 200 St. Clair HoldCo Ltd., the owner of the 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 an application 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.

In our letter dated August 11th, 2014, we noted our client's objection to proposed Official Plan Amendment No. 279 and recommended that this proposed Amendment be returned to City staff for further review, and consultation with our client.

At its meeting of August 12th, 2014, Toronto and East York Community Council deferred consideration of the Final Report from the Director, Community Planning, Toronto and East York District, dated July 15th, 2014, with respect to this matter, to the December 4th, 2014 meeting of the Toronto and East York Community Council.

We have now had an opportunity to review the Supplementary Report with respect to this matter, and the revised draft proposed Official Plan Amendment No. 279 that is included as Attachment 1 to the

Supplementary Report. We note that a new built-form policy has been added [Policy 1(i)], which states as follows:

The building will preserve the existing sunlight access conditions such that it will cast no new net shadows on Glen Gould Park between 10 a.m. and 4 p.m. on September 21st.

In our opinion, the test of "no new net shadows on Glen Gould Park between 10 a.m. and 4 p.m. on September 21st" is highly prejudicial and unfair in relation to the properties immediately abutting Glen Gould Park. Further, we question the timing of the inclusion of this policy in light of our client's submission of complete applications for the Site on August 1st, 2014. We also note that we are not aware of any other Official Plan policy, general, area-specific, or site-specific, that would require such a high test to be met with respect to shadow impacts on neighbouring parks.

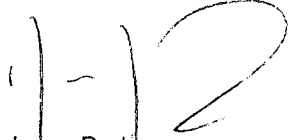
Additionally, we would note that this policy has been included without any consultation with our client despite the fact that the Site is immediately adjacent to Glen Gould Park, on the west. Our client finds this to be very surprising especially considering we specifically requested further consultation in our letter of August 11th, 2014 and the prejudicial and unfair impact of this policy on our client's development applications.

For these reasons, and the reasons set out in our letter of August 11th, 2014, we strongly object to the adoption of proposed OPA No. 279, as drafted, and would ask Community Council to not recommend approval of this Amendment. At the very least, if Community Council recommends approval of OPA No. 279, it should remove the Site, in its entirety, from both the proposed OPA and also from area-specific policy No. 221, as originally requested in our August 11th, 2014 letter.

Thank you, once again, for your consideration of this request. We would continue to 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. 200 St. Clair HoldCo Ltd.