

February 2, 2016

Our File No.: 153076

Via Email

City of Toronto Council
12th Floor, West Tower, City Hall
100 Queen Street West
Toronto, ON M5H 2N2

Attention: Marilyn Toft, Secretariat

Dear Sirs/Mesdames:

Re: TE13.8 – Queen Street East/Ashbridge Precinct Planning Study

We are solicitors for Goldenrod Investments Limited., the owner of the lands known municipally as 1602-1604 Queen Street East (the “Property”). The Property is located within the boundaries of the Queen Street East/Ashbridge Precinct Planning Study and proposed official plan amendment. We are writing to provide our client’s written representation to City Council regarding the proposed official plan amendment.

In June 2011, the Committee of Adjustment approved our client’s minor variance application to permit the development of a 5-storey mixed-use building on the Property, which is proposed to include ground floor retail space along Queen Street East and residential dwelling units on the upper levels. Our client also submitted a site plan application for the Property and subsequently revised its building plans to address the most recent staff circulation comments contained in a memorandum dated February 3, 2014.

The proposed official plan amendment creates new policies that could affect the redevelopment potential of lands within the Study Area, including the Property. On behalf of our client, we hereby request that the proposed official plan amendment be amended to exempt the Property (which is already exempt from new City of Toronto Zoning By-law 569-2013) or to recognize the existing development permissions for the Property with appropriate transition policies.

Please also accept this letter as our client's official request for notice in respect of this matter.

Yours truly,

Goodmans LLP

A handwritten signature in blue ink, appearing to be 'Ian Andres', written over a light blue horizontal line.

Ian Andres
IDA/tr

cc: Client

6539464