



Fogler, Rubinoff LLP  
Lawyers

77 King Street West  
Suite 3000, PO Box 95  
TD Centre North Tower  
Toronto, ON M5K 1G8  
t: 416.864.9700 | f: 416.941.8852  
foglers.com

November 7, 2016

Reply To: Joel D. Farber  
Direct Dial: 416.365.3707  
E-mail: jfarber@foglers.com  
Our File No. 142907

**VIA EMAIL**

Toronto City Council  
c/o City Clerk's Office  
City Hall 13th floor, West Tower  
100 Queen Street West  
Toronto, ON M5H 2N2

Dear Mayor Tory and Members of Council :

**Re: CITY COUNCIL MEETING NOVEMBER 8, 2016 – ITEM PG15.5**

---

We are the solicitors for Toronto Standard Condominium Corporation 1858, the site of the Splendid China Mall, which is located immediately west of the CN railway on Steeles Avenue. We submitted correspondence to PGMC dated October 14, 2016 which we ask Council to review and consider. The Splendid China Mall is immediately adjacent to the Global Fortune proposed development site. The site currently contains the municipally required parking facilities to serve the Splendid China Mall. We have attached a photo for context.

Regrettably, subsequent to the PGMC, we have made no progress in having Global Fortune address our client's concerns. In fact, our understanding is that Global Fortune has not engaged in any substantive discussions with our client to address how its development proposal will mitigate and alleviate the genuine and legitimate land use planning impacts that will be faced by our client with development of the Global Fortune lands in the manner proposed.

The significant and substantial departure from the original development scheme now proposed by Global Fortune cannot be supported by Splendid China Mall in the absence of an appropriate agreement to address our clients concerns.

Without restating the matters set out in our letter to PGMC, it is important to stress that our clients existing facility is comprised of approximately 160 small storefronts operated by small business men and women and their employees. It is imperative that all necessary care be taken to ensure the ongoing operation and long term viability of the Splendid China Mall.

Our client remains of the position that no re-designation of the Global Fortune lands to Mixed Use Area should be considered until all appropriate agreements are in place for addressing the proposed implementation and interface of the Global Fortune development with the existing

Splendid China Mall. Accordingly, our request is that Council decline to approve proposed OPA 321 at this time.

Yours truly,

**FOGLER, RUBINOFF LLP**

*"Joel D. Farber"*

Joel D. Farber\*

\*Services provided through a professional corporation

JDF/sz

Encl.

cc: client  
Douglas Muirhead

