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Our File No.: 74066.2

**PW12.12.3**

April 22, 2016

**Via E-Mail: [pwic@toronto.ca](mailto:pwic@toronto.ca)**

Public Works and Infrastructure Committee  
Toronto City Hall, Floor 10, West Tower  
100 Queen Street West  
Toronto, Ontario M5H 2N2

Dear Sirs:

**Re: Liberty New Street - Environmental Assessment Study (the "Project")**

We act for Minto (1 Atlantic) Inc., the owner of the property known municipally as 1 Atlantic Ave. (the "**Property**"). We are writing in order to provide our client's input with respect to the March 30, 2016 Staff Report to Public Works and Infrastructure relating to the Project (the "**Staff Report**").

**The Project's Impacts on the Property:**

Our client has reviewed the Staff Report and the notice sent to them on April 14, 2016 and has no immediate concern with the City's proposal to take 48 square meters of the Property to assist the City in the development of the proposed new street. On this issue, our client is open to discussing the value of same with the City at the appropriate time and resolving any such matters in a streamlined and efficient manner.

Our client does have more significant concerns over related parts of the Staff Report. In particular, the Staff Report and the attachments identify substantial impacts to the Property beyond the proposed taking (see, for example, Attachment 6). These impacts appear to relate to proposed parkland contributions and other public realm aspects that are associated with, but not specifically a part of, the Project.

Our client strongly disagrees with either the Project, or any implementing Official Plan Amendments, referencing these proposed impact/parkland areas. Any parkland contribution from the Property needs to be considered in the context of redevelopment of the same and should not be prejudged as part of the implementation of an EA for the creation of a new road. Even a cursory consideration of the proposed impact area at the Property identifies why the same should be left to be dealt with as part of the standard planning process - the proposed potential parkland area is located in such a way that it minimizes the benefit to the public while maximizing the negative impact to the Property.

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As such, we ask that the Project and its instruments of implementation be limited to the lands necessary for the proposed new street and not include reference to any specific areas for potential parkland or other related space.

**Request for Notice:**

We hereby request that the City add us to any notice list relating to the Environmental Assessment and any related applications/matters to implement the EA, including the proposed OPA.

We are happy to discuss any of our concerns outlined above with the City.

Yours truly,



Andrew L. Jeanrie

ALJ/am  
Enclosures