


**WESTON
CONSULTING**

planning + urban design

City Clerk, Toronto and East York Community Council
100 Queen Street W, 2nd Floor West
Toronto, ON
M5H 2N2

November 15, 2016
File 7840

Attn: Ellen Devlin, Administrator

Dear Madam,

**RE: Bathurst-Bloor Four Corners Character Area
Official Plan and Zoning By-law Amendment Application No. 14254231 STE 20 OZ**

Weston Consulting is the planning consultant to 736 BST Corp., the legally registered owner of the property located at 736 Bathurst Street in the City of Toronto. On behalf of our client, we have been monitoring the "Bathurst-Bloor Four Corners Area Study". We have reviewed the Staff report, dated November 2, 2016 and we are aware of the draft Official Plan and Zoning By-law Amendments being presented to the public at the Toronto and East York Community Council Meeting on Tuesday, November 15 at 10:00 am.

Although our client's property is outside of the area to which the proposed policies apply, it is our opinion that the policies established for the southwest quadrant of the Character Area will have implications for properties in the surrounding area.

We recognize and agree with the opinion contained in the both the Staff Report and draft Amendments that there is opportunity for greater level of intensification in the southwest quadrant of the Four Corners Character Area. On behalf of our client, we are supportive of policies for additional height and density in this area which will appropriately redevelop both Bathurst and Bloor Streets and contribute to transit supportive densities. Furthermore, we are also in favour of the maximum building heights, angular planes, floor plates and setbacks as being determined through a specific Zoning By-law Amendments to accompany future applications in the area.


Please consider this our formal correspondence on behalf of 736 BST Corp. with respect to these Amendments. We wish to be notified of the decision of the City of Toronto on the adoption or refusal of the proposed Official Plan Amendment and / or passing or refusal of the proposal Zoning By-law Amendment. We reserve the right to make further submissions.

Please contact the undersigned should you have any questions.

Yours truly,

Weston Consulting

Per:



Jane McFarlane, BAH, MES(PI), MCIP, RPP
Associate

- c. Mark N. Emery, President
Jeffrey O'Brien, 736 BST Corp