

From: [Justin Malfara](#)
To: [Clerk](#)
Subject: Fw: TE20.7 - The Well Development
Date: Thursday, December 15, 2016 10:18:40 AM
Attachments: [3977_001.pdf](#)

Good morning,

I hope all is well. Our Clients (Craft Acquisition Corp.) as you may already know are the owners of the air rights adjacent to the lands subject to the "Well" development located at 440, 444, 450 and 462 Front Street, 425, 439, 441, and 443 Wellington Street West, 6-18 Spidina Street and 1 and 19 Draper Street.

Attached is a letter of concern in regards to parkland dedication matters. In respect to the approaching Council Meeting, please accept this letter as a formal request by our Clients respectfully seeking Council to defer the granting of a decision on application 14 11651 STE2 OZ until such time that the concerns noted by our Client can be addressed.

If you have any questions please feel free to contact me at any time.

Best regards,

Justin Malfara, BES
Planner / Project Manager

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Craft Acquisitions Corp.

December 12, 2016

Mr. Dan Nicholson, Senior Planner
Community Planning
City of Toronto
100 Queen Street West
Toronto, ON, M5H 2N2

Dear Mr. Nicholson

**Re: The Well proposed development
 440, 444, 450 and 462 Front Street; 425, 439, 441 and 443 Wellington Street West; 6-
 18 Spadina Avenue and 1 and 19 Draper Street
 Zoning Amendment (14 116571 STE20 OZ)**

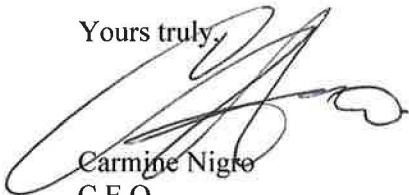
CRAFT Acquisition Corporation (herein after referred to as CRAFT), is the purchaser of the air rights of the railway corridor between Blue Jays Way and Bathurst Street. As the city is aware we propose to redevelop the air rights for a range of uses including residential, commercial (both retail and office) and parkland. Towards that end we have met with City staff many times. We have sought a checklist from City staff so that we can file our complete application.

Given the City's public announcement that all of our property is required for parkland to serve the growing population in Toronto (including the downtown), and given that The Well development is right across the street, we are at a loss to understand why the City has only required approximately 310m² of parkland from The Well. The Well is a substantial sized property. Did the City consider requiring more parkland from it? Did the City consider whether the proposed height and density of The Well development was appropriate in light of the very modest amount of parkland being required from it? Did the City consider whether the proposed height and density of The Well development was appropriate given the City's public statements that there is a lack of parkland in this area?

We have concerns with the proposed development and how approval of same will impact the development of our air rights. It would seem appropriate for the City to evaluate The Well together with our proposed development and, accordingly, we ask that the City defer making a decision on The Well at this time.

Kindly also notify us of any meetings, reports and decisions with respect to The Well.

Yours truly,



Carmine Nigro
C.E.O.

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