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**Via Email**

Mayor John Tory and Members of Council  
Toronto City Hall, 2<sup>nd</sup> Floor  
100 Queen Street West  
Toronto, ON M5H 2N2

Dear Sirs/Mesdames:

**Re: Item No. PG 24.10 – Planning and Growth Management Committee  
Midtown in Focus: Proposals Report, October 25, 2017**

We are the solicitors for Artmico Holdings G.P. Inc. (the “Company”), the owner of the property municipally known as 265 Balliol Street, in the City of Toronto (the “Property”). Park Property Management Inc. (through a number of related companies, including the Company) is a significant provider of rental housing in the City, as it owns and/or manages approximately 6,500 purpose built rental housing units in the City. Two of its properties, located at 100 Spadina Avenue and 66 Isabella Street, which contain existing apartment buildings, have recently been very successfully “intensified” through the construction of additional purpose built rental apartment buildings, resulting in improvements for existing residents as well as the addition of approximately 300 rental apartment units.

On behalf of the Company, we are writing to express concern with the recommendations of October 25, 2017 report from the Acting Chief Planner and Executive Director, City Planning Division, that is to be considered by Planning and Growth Management Committee on November 15, 2017 (the “Report”). The Report is recommending, amongst other matters, that City Council direct staff to review applications for development filed with the City prior to November 15, 2017, in the context of the draft Yonge-Eglinton Secondary Plan Update, dated November 2017, (the “Draft Secondary Plan”) with a final report back on a recommended Official Plan Amendment in the second quarter of 2018. The Report also recommends that the Draft Secondary Plan be used as the basis for stakeholder and public consultation.

The Property, which is designated *Apartment Neighbourhood*, has an existing 26 storey rental apartment building and seven rental townhouses on-site today. On June 8, 2017 the Company and its consultants met with the City Planning Department to discuss a zoning by-law amendment application which would provide for the intensification of the Property with an additional purpose built rental apartment building. Preliminary concepts for its development were presented. A meeting was then held with the tenants on July 19, 2017 to present the concepts. A meeting with the Councillor was held on August 1, 2017, to discuss the proposed application and to help identify priority community needs. The Company thereafter filed a zoning by-law amendment application which provides for the replacement of the seven high end rental townhouses with an additional rental apartment building (the “Application”). Subsequently, a meeting on the Property was held on October 24, 2017, with City Planning staff

(Housing), in order to identify any concerns with respect to the protection of the existing rental residential units. Importantly, the Application will both maintain all the existing rental housing units, (including the replacement of the seven high end rental townhouse units) and will introduce approximately 260 new purpose built rental dwelling units, making an important contribution to the available supply of purpose built rental housing in the City. As with 100 Spadina and 66 Isabella, the Application will result in improvements to existing facilities and amenities for residents of the retained rental housing units.

The Company is concerned that the policies of the Draft Secondary Plan are too restrictive and do not provide for an appropriate balancing of the objectives reflected in the City's Official Plan. For example, policy 3.3.5 of the Draft Secondary Plan provides that "Tall buildings will only be permitted on sites and/or areas specifically identified as having tall building development potential or on infill development potential on Maps 21-5 to 21-7...." Map 21-6 identifies the Property as being located in an area where there is **no potential** for tall buildings or infill. The appropriate form of development for many sites, including the Property, shown on Maps 21-5 to 21-7 appears to have been predetermined. This approach does not provide the City with the opportunity to consider proposals for additional tall buildings which may be acceptable from a built form perspective given the specific context, as well as other important City objectives which may be achieved, such as the provision of additional purpose built rental housing and the improvement of amenities and facilities for existing residents.

We look forward to further discussions on this matter during the consultation period with respect to the aforementioned concerns and other matters contained in the Draft Secondary Plan.

Please provide us with notice of decisions by Council or any other Committee of Council related to this matter.

Sincerely,

McCarthy Tétrault LLP



Cynthia MacDougall

c. Gerd Wengler, Artmico Holdings G.P. Inc.