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Our File No.: 000031

Via E-mail: teycc@toronto.caToronto and East York Community Council
West Tower, City Hall, 2nd Floor
100 Queen Street West
Toronto, ON M5H 2N2

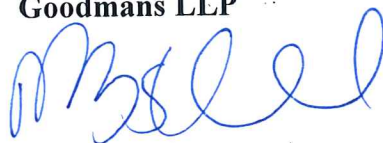
Dear Sirs/Mesdames:

Re: TE23.9 - Queen Street East Restaurant Study

Further to our letter dated March 30, 2017, we are writing on behalf of the owners of 1960 and 1962 Queen Street East regarding the above-noted matter. Since the submission of our previous correspondence, City staff finally made available the proposed zoning by-law amendment for review. Unfortunately, the delayed release of the proposed zoning by-law amendment prevents our client from completing a comprehensive review and the comments below are without prejudice to our client raising additional comments once it has completed such a comprehensive review.

Our client's property is the subject of a site-specific zoning by-law amendment. Further, in a decision from the Committee of Adjustment on October 26, 2016, our client obtained variances from certain provisions in existing Section 12(2)174 of Zoning By-law 438-86. However, the proposed zoning by-law amendment would delete existing Section 12(2)174 and replace it with a new section. It is unclear as to the implications on the recently approved minor variances. Without assurances that the permissions granted by the Committee of Adjustment would continue under the proposed zoning by-law amendment, our client would have no choice but to file an appeal with the Ontario Municipal Board. A site-specific exception may be the appropriate course of action to enable these concerns to be addressed.

Yours truly,

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