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April 26, 2017

Our File No.: 141469

**Via E-mail: [teycc@toronto.ca](mailto:teycc@toronto.ca)**

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

Dear Sirs/Mesdames:

**Re: Item TE24.3 – College Street Study**

We are solicitors for BRL Realty Limited, the owner of the property known municipally as 333 College Street and 303 Augusta Avenue, in the City of Toronto (the “Property”). We are writing to express our client’s concerns with the College Street Study and the accompanying draft OPA (the “Draft OPA”).

As background, on November 18, 2014, our client filed a rezoning application with the City to permit at 13-storey building on the Property. Our client has made numerous revisions to the proposal to address feedback from City staff, the community and the local councillor. In particular, our client received written comments from City staff by letter dated May 21, 2015, a copy of which is attached hereto. Our client now believes that its application, as revised, has addressed all of these comments, as well as new comments raised by City staff more recently in the process.

However, this revised proposal would appear not to meet the policies of the Draft OPA. This is unfair to our client, who has worked hard and in good faith to resolve specific written direction from City staff to achieve conformity with the in-force policies. Moreover, our client is entitled to have its application evaluated pursuant to the policy regime in place at the time the application was made approximately 2.5 years ago.

It is also contradictory that City staff would support redevelopment of the Property, in accordance with the attached letter, without accounting for this support in recommending the Draft OPA. Our client has worked hard to achieve a built form that is acceptable to City staff and that hard work would be prejudiced if the Draft OPA does not take into account the revisions made to address comments from the City.

It is our client’s position that the Draft OPA should be revised either to exempt the Property or to permit the intensification already recognized by City staff on a site-specific basis. If the Draft

OPA is not amended, our client will have no choice but to file an appeal with the Ontario Municipal Board to enable the City to finish processing our client's rezoning application.

Please also accept this letter as our client's request for notice of any decision regarding this matter.

Yours truly,

**Goodmans LLP**

A handwritten signature in black ink, appearing to read 'David Bronskill', written over the printed name.

David Bronskill  
6687812