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**Via E-mail: 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  
Draft Official Plan Amendment and Urban Design Guidelines**

We are solicitors for 2041134 Ontario Limited, the owner of the lands known municipally as 250-252 College Street and 33 Russell Street in the City of Toronto (together, the “**Property**”). We write to express our client’s concerns with the College Street Study (the “**Study**”), and the associated draft Official Plan Amendment (the “**Draft OPA**”) and Urban Design Guidelines (the “**Guidelines**”).

The Property is located at the northeast corner of College Street and Spadina Avenue, within the area the Study has defined as “Character Area D”. As acknowledged in the staff report, Character Area D is subject to the University of Toronto Secondary Plan (the “**Secondary Plan**”). The City is currently undertaking a review of the Secondary Plan, including the policies and guidelines applicable to the Property. In recognition of this ongoing process, the staff report for the Study indicates that no changes are proposed to the built form policies for Character Area D, as the Secondary Plan will continue to guide the future development of the area.

Although the staff report for the Study indicates that the City intends to address Character Area D separately through the Secondary Plan review process, puzzlingly, the Draft OPA and the Guidelines nevertheless contain policies and statements purporting to govern future development in Character Area D. For example, the Guidelines provide for 12 metre setbacks along the north side of College Street for much of Character Area D, including the Property. These setbacks would have a significant impact on the future development of the Property, and is precisely the type of planning matter that the Secondary Plan process is intended to address.

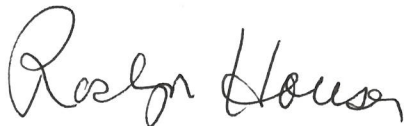
Thus, although the staff report for the Study expresses deference to the Secondary Plan review process, the Draft OPA and the Guidelines do not implement that intent. In our client's view, it is both inappropriate and unnecessary to adopt policies and Guidelines for the Property when a comprehensive planning process for the lands is already underway. A better approach would be to exempt all of Character Area D from the Draft OPA and the Guidelines, and leave these lands to be addressed through the Secondary Plan review process. Such an approach would seem to accord with staff's stated intent.

We also note that the Guidelines appear to include a mapping error relating to the Property. A map in section 4.1.4 of the Guidelines indicates that much of the Property is currently occupied by privately-owned publicly accessible open space. This is inaccurate. The majority of the Property is occupied by institutional buildings under lease to the Centre for Addiction and Mental Health. We kindly request that the Guidelines be amended to more accurately reflect the extent of the existing private open space on the Property, which is much more limited than currently shown.

Please provide us with notice of all further reports and decisions on this matter.

Yours truly,

**Goodmans LLP**



Roslyn Houser  
RH/ML

cc: Seamus Foran  
Robert Goodall  
Michael Cowie