



October 13, 2017

By Email

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Attn: Ellen Devlin, Secretariat Contact

Dear Ms. Devlin:

**Re: 286-294 Main Street
Preliminary Report and Recommendation regarding Zoning By-law
Amendment Application, Site Plan Approval Application
TE27.42 | 17-190765 STE 32 OZ**

We are the solicitors for Tribute (Danforth) Limited. On behalf of our client, we write to respond to the Preliminary Report dated September 29, 2017 (the “**Report**”) regarding the zoning by-law amendment and site plan approval applications in support of a 30-storey mixed-use building containing a mix of residential condominium units, offices, and retail space (the “**Project**”) at 286-294 Main Street (the “**Subject Lands**”).

We are writing to express our client’s strong objection to staff recommendation 4c. that the review of its application not be completed until the City undertakes and completes an additional study of the area.

The Subject Lands are located within close proximity of the Main Street subway station and the Danforth GO Station, and as such are in a major transit station area. The Subject Lands are designated Mixed Use Areas, and are located outside of the Danforth Avenue Planning Study. Contrary to the Report, the majority of lands immediately to the west of the Subject Property are designated Mixed Use Areas, as are the entirety of the lands to the north, east, and south. Moreover, the Report fails to consider that the Subject Lands are within a Gateway Mobility Hub, as identified by Metrolinx in “The Big Move”, and as such both the Provincial Policy Statement 2014 and the Growth Plan 2017 direct greater density to this location.

The Report recommends that City Council request a study to be initiated that would focus on “development potential, built form and public realm within proximity of the Main

Street subway station and Danforth GO station...". It further recommends that the review of the Project not be completed until the study is complete. While our client is pleased to work with the City and the community, our client strongly objects to any delay in consideration of its application, which must be evaluated in accordance with existing and in-force policy. It is important to note that: the study area was identified as a mobility hub almost nine years ago; the city initiated the Danforth Avenue Planning Study over three years ago, and expressly chose boundaries that excluded the Subject Lands; and the TTC requested a mobility hub study over a year ago. The City's delay in undertaking this work cannot be used to delay the processing of our client's complete application.

Further, we emphasize that the terms of reference for the proposed study must properly reflect the area's status as a mobility hub. Pursuant to the Official Plan, mobility hubs are identified as the focus of urban growth in the City. Both the Growth Plan 2017 and the Provincial Policy Statement, 2014, direct the highest densities to such areas to maximize the number of transit users within walking distance of transit stations. In our view, any study of a mobility hub must provide for achieving greater density, which necessarily includes consideration of tall buildings. We are very concerned that the Report prematurely concludes that the Subject Lands are not an appropriate location for a tall building, in advance of reviewing the application and undertaking the suggested study. We trust that the Report does not reflect a predetermination of the outcome of the study and that staff will evaluate the Project on its merits in accordance with the in-force policy and regulatory framework as required at law.

We request that the Committee refuse to adopt recommendation 4c., and continue to process the application as required. We look forward to receiving City comments on the application and to continuing to working with the City collaboratively in its review.

Yours truly,
Cassels Brock & Blackwell LLP



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SL/CG

cc. D. Woolfson