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Our File No: 74461.4

October 17, 2017

VIA REGULAR MAIL AND EMAIL TO: teycc@toronto.ca

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

Attention: Ellen Devlin, Committee Administrator

Dear Sirs/Mesdames:

**RE: 27 Bellair Street,
Village of Yorkville – City Initiated Zoning Amendment Front Setbacks
Reference Number: 17 114901 SPS 00 OZ**

We are counsel to Beaux Properties International Inc., the registered owner of the property municipally known as 27 Bellair Street, Toronto (the "**Property**"), located on the east side of Bellair Street between Yorkville Avenue and Cumberland Street. The Property is within the Village of Yorkville boundaries identified in the proposed zoning by-law amendments to increase the minimum front setback requirements (the "**Proposed Amendments**").

We are writing to address our client's concerns in respect to the Proposed Amendments.

Proposed Amendments Are Not Good Planning

The subject to the Proposed Amendments is characterized by, among other things, smaller lot sizes and a variety of building types, forms and front yard setbacks. The vibrant public environment, which attracts residents, tourists and workers, is a direct consequence of this ad hoc approach. The Proposed Amendments will impose unjustified limits on the architectural creativity and arbitrarily alter Yorkville Village's formula for success. The unique urban feel of the area, which is different from that in other parts of Toronto, arises, in part, from the fact that some buildings, are constructed right on the lot lines.



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With the Yorkville Village, the City has an opportunity to enhance this unique nature of the neighborhood. Instead of imposing a rigid setback number, the City should allow the area to continue developing naturally by assessing each property on an individual basis, as has been occurring and will continue to occur. Given the variety of lots in the area, it is unfair and unjustified for the City to further limit the potential of these properties by instituting an arbitrary and unwelcome setback on a blanket basis.

For the reasons outlined above, we respectfully request that Council reject the Proposed Amendments and allow Yorkville to continue to develop under the existing successful model.

Please provide us with notice of any decisions in respect to the proposals.

Yours truly,

BENNETT JONES LLP

Andrew L. Jeanrie

cc. client