

March 23, 2018

Our File No.: 162810

City Council
12th Floor, West Tower
City Hall
Toronto, Ontario M5H 2N2

Attention: Marilyn Toft, Secretariat

Dear Sirs/Mesdames:

Re: PG27.2 – ConsumersNext: Planning for People and Business at Sheppard and Victoria Park – Final Report

We are solicitors for 2450 Victoria Park Inc, who are the owners of the property known municipally as 2450 Victoria Park Avenue (the “Property”). We are writing, out of an abundance of caution, to confirm our client’s objection to the proposed Secondary Plan for the Consumers Road Business Park that will be considered by City Council at its meeting next week.

On October 30, 2017, our client submitted a complete rezoning application to the City to permit the redevelopment of the Property. As you may know, the Property has an area of 1.93 hectares and is located on the west side of Victoria Park Avenue, one block south of Sheppard Avenue East. While occupied by a 7-storey commercial office building connected to a 2-storey office building, the Property is currently underutilized because a large portion of the Property is occupied by surface parking. Further, from a policy perspective, the Property is also a candidate for intensification because it is designated as *Mixed Use Areas* and shown as an *Avenue* on Map 2 (urban structure) and has good transit service.

Our client’s rezoning application proposes to redevelop the Property in two blocks divided by a new private road aligned over an existing servicing easement, with a new park in the southwest quadrant. The north block would contain 3 residential buildings, with heights of 11-storeys, 39-storeys and 44-storeys, containing approximately 1,037 units and 6 levels of underground parking. The south block would include an 11-storey residential rental building with 210 units. The total proposed GFA is 96,323 m², with a resulting FSI of 4.99.

Our client also participated in the planning process that has resulted in the proposed Secondary Plan. As part of that participation, our client has met with City staff and provided extensive feedback to the City. At present, many of the concerns raised by our client have not been addressed in the proposed Secondary Plan.

Despite our client's participation in the public process and our client's submission of its rezoning application, which sets out its vision for the Property, out of an abundance of caution, we are writing to City Council to ensure that our client's concerns with the proposed Secondary Plan form part of the written record.

We would appreciate receiving notice of any City Council decision regarding this matter.

Yours truly,

Goodmans LLP

A handwritten signature in blue ink, appearing to read "D. Bronskill", written in a cursive style.

David Bronskill

DJB/

cc: Client

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