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Our File No.: 000031

Mayor and Members of Council
City of Toronto
100 Queen Street West
Toronto, ON M5H 2N2

Attention: Marilyn Toft (CouncilMeeting @toronto.ca)

Dear Sirs/Mesdames:

Re: Item TE7.60 - St. Clair Avenue West and Bathurst Street Area Planning Framework

We are solicitors for the owner of the properties known municipally as 1531-1539 Bathurst Street and 14-30 Tichester Road (the "Subject Properties"). We are writing on behalf of client to express concern with the proposed "Planning Framework" for lands in the vicinity of the intersection of St. Clair Avenue West and Bathurst Street.

As a preliminary matter, we are unclear as to the expected status of the Planning Framework, given that it represents a vision for this area but will neither be approved policy (and therefore subject to appeal) or a guideline, strategy or implementation plan adopted pursuant to Policy 5.3.2.1 of the Official Plan. As such, any future redevelopment of the Subject Properties would still be evaluated pursuant to any policies and guidelines in place at the time of submission and not pursuant to the Planning Framework.

Our client's concern is that the Subject Properties, given their proximity to the major transit station (as identified in the Growth Plan (2019)), would more properly form part of Character Area D (Station District) in the Planning Framework. The attached plan shows the location of the Subject Properties and the proximity to the subway station.

For a variety of reasons, including but not limited to proximity to the subway station, the Subject Properties have more in common with the other properties within Character Area D. By contrast, the Planning Framework propose that the Subject Properties form part of Character Area C (Bathurst/Tichester Walk-ups), and yet the Subject Properties would be the only portion of proposed Character Area C that is located east of Bathurst Street.

We understand that City staff may undertake additional work in respect of this area and therefore anticipate that our client's concerns could be addressed as part of any such future process. Our

client may also initiate such discussions with City staff as part of development plans for the Subject Properties.

Yours truly,

Goodmans LLP



David Bronskill

DJB/

cc: Client

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