

AIRD BERLIS

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Our File No.: 140183

BY EMAIL

Attn: Ellen Devlin
Toronto and East York Community Council
2nd Floor, West Tower, City Hall
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Dear Chair and Members of Toronto and East York Community Council:

**Re: 56 Yonge Street, 21 Melinda Street, 18 to 30 Wellington Street West, 187 to 199 Bay Street and 25 King Street West – Zoning Amendment Application
Final Report
Item TE7.16
Application Number: 17 277715 STE 28 OZ**

Aird & Berlis LLP represents Yonge Melinda Realty Inc., the owner of the property municipally known as 60 Yonge Street. 60 Yonge is located at the southwest corner of Melinda Street and Yonge Street. 60 Yonge, which currently contains a 12-storey office building, has frontage on both Melinda and Yonge Streets, as well as on the substandard public lane which extends from Melinda Street to Wellington Street West and separates the Commerce Court lands from 48, 56 and 60 Yonge Street. 60 Yonge enjoys the same Mixed Use designation as the Commerce Court property and is an ideal location for mixed-use intensification in the downtown.

We are aware of the rezoning application submitted by QuadReal Property Group for Commerce Court and the Hotel Victoria at 56 Yonge Street, and we understand that staff will be bringing forward a Final Report and draft zoning by-law to the June 25, 2019 meeting of Toronto and East York Community Council.

We are writing to express our client's concerns regarding potential impacts of the proposed Commerce Court redevelopment. In our submission, the proposal represents a lost opportunity to consider this important block on a comprehensive basis. In addition, our client is concerned that the approval will negatively impact redevelopment opportunities on its lands, including if east facing windows are incorporated into the portion of the building located on the east lot line of the Commerce Court site, which appears to be the intent. The Commerce Court site is located immediately to the west of our client's site at 60 Yonge and is separated from 60 Yonge by a substandard City-owned public lane having an approximate width of only 3.0m. Window locations in that proximity to 60 Yonge lead to obvious privacy concerns. Furthermore, it is unclear to us why the City would not have taken the opportunity to widen the substandard public lane that separates Commerce Court from the properties on Yonge Street as part of this process.

Although we assume that this Toronto and East York Community Council meeting is intended to be the statutory public hearing for the proposed zoning by-law amendment, the Final Report

was only made available to the public yesterday, and the draft zoning by-law is still not available for review. Accordingly, we have not had the benefit of an opportunity to review same with our client and comment on same.

We would urge the members Community Council not to endorse this application in its present form and to direct staff to report back after consulting with our client and considering the comments herein.

Yours truly,

AIRD & BERLIS LLP



Kim M. Kovar

KMK/mm

cc: Client
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