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Our File No.: 142276

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 Kanji Investment Corp., the owner of the property municipally known as 48 Yonge Street. 48 Yonge is currently occupied by a 12-storey commercial building with frontage on both the west side of Yonge Street and the north side of Wellington Street West. 48 Yonge backs onto a substandard City-owned public lane which extends from Melinda Street to Wellington Street West and separates the Commerce Court lands from 48, 56 and 60 Yonge Street. 48 Yonge enjoys the same Mixed Use designation as the Commerce Court property and our client intends to pursue the necessary applications to achieve a significant mixed-use intensification in this ideal location.

We are writing in response to the Final Report and draft zoning by-law (which at the time of this letter was still not available for review) to be dealt with at the June 25, 2019 meeting of Toronto and East York Community Council.

Our client has substantial concerns regarding the proposed Commerce Court redevelopment. To proceed with this single application represents a lost opportunity to plan and intensify this important block on a comprehensive basis. Furthermore, any approval will negatively impact redevelopment opportunities for the intensification of 48 Yonge.

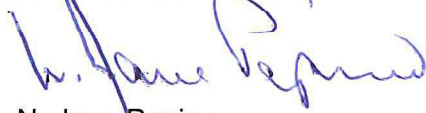
The Commerce Court site is located immediately to the west of our client's site at 48 Yonge and is separated from 48 Yonge by a substandard City-owned public lane having an approximate width of only 3.0m. Potential windows on the east wall of the proposed Commerce Court in such close proximity to 48 Yonge will lead to privacy concerns. In addition, given the permitted intensification of 48 & 60 Yonge under the recently approved OPA 406, the City should take the opportunity presented by the Commerce Court application to consider widening 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 very recently, and the draft zoning by-law is not yet available.

We would urge the members of Community Council not to endorse this application in its present form and to direct staff to report back after consulting with all the owners on the east side of the lane between Melinda and Wellington Streets and considering the comments herein.

Yours truly,

AIRD & BERLIS LLP



N. Jane Pepino

NJP/mm

cc: Client
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