

January 22, 2020

Our File No.: 171595

TE12.30.13

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

Attention: Marilyn Toft, Secretariat

Dear Sirs/Mesdames:

Re: Item TE12.30 – Yonge-St. Clair Planning Framework

We are solicitors for Wittington Properties Limited, who are the owner of the properties known municipally as 1485-1535 Yonge Street, 1-31 Heath Street East and 30-36 Alvin Avenue (the “**Subject Properties**”). On April 3, 2019, our client submitted official plan amendment and rezoning applications in respect of the Subject Properties (the “**Applications**”).

We are writing on behalf of client to express concern with the expected status of the proposed “Planning Framework” for the area surrounding the Yonge-St. Clair intersection, given that it represents a vision for the 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. Further, the recommendation is that City staff review not only future applications but also current applications against the Planning Framework. This is clearly contrary to the policy-led system required by the *Planning Act*. In our view, the Applications must still be evaluated pursuant to any policies and guidelines in place at the time of submission and not pursuant to the Planning Framework.

While our client believes that its applications for the Subject Properties meet the built form objectives set out in the Planning Framework, the lack of clarity regarding the status of the Planning Framework remains a concern. Nonetheless, our client looks forward to working with City staff to finalize matters related to the Applications.

We would appreciate receiving notice of any decision by City Council in respect of this item.

Yours truly,

Goodmans LLP



David Bronskill

DJB/

cc: Client

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