

January 7, 2020

Our File No.: 180306

VIA EMAIL

Toronto and East York Community Council
2nd Floor, West Tower
City Hall
100 Queen Street West
Toronto, ON M5H 2N2

Attention: Ellen Devlin, Toronto and East York Community Council Secretariat

Chair and Members of Toronto and East York Community Council:

**Re: Agenda Item TE 12.30 - Yonge-St. Clair Planning Framework
1365-1375 Yonge Street, 18 151554 STE 22 OZ**

We are solicitors for HCN (Rosehill) Property Inc., the owners of lands known municipally 1365-1375 Yonge Street, located on the north-east corner of Yonge Street and Rosehill Avenue. In May 2018, our client submitted applications to redevelop the Site for a seniors' assisted living home which will include both assisted living suites and specialized units, known as "memory care units" for individuals living with Alzheimer's, dementia and other forms of memory loss. The proposal will provide a unique and much needed housing opportunity in the community that is reflective of the need to accommodate an aging population.

Our client participated in the consultation workshop session regarding the Yonge-St. Clair Planning Framework which was held on February 7, 2019. We have learned from the Planning Report dated, December 19, 2019 that additional consultation meetings were held, including a community consultation meeting on October 24, 2019. Our client was not made aware of these meetings.

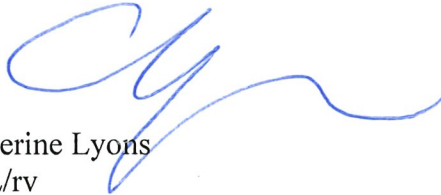
Since filing the applications, our client has been working with City Planning staff through both meetings and correspondence to revise the proposal to address comments. We believe that the revised proposal, which is the subject of a forthcoming resubmission, is in keeping with the Yonge-St. Clair, Planning Framework (December 2019). For example, the revised proposal will include improvements to the public realm along Yonge Street, Rosehill Avenue and the public laneway as contemplated in the Planning Framework, among other matters.

We have some questions regarding the intended application of the Planning Framework and our client would appreciate an opportunity to meet with staff to ensure that we have clarity on some

items in the Planning Framework and to ensure that our discussions with City Planning staff are accurately reflected in the review of our client's applications.

Yours very truly,

Goodmans LLP



Catherine Lyons
CAL/rv

cc HCN (Rosehill) Property Inc.
Kevin Freidrich
Tyler Peck, WND