

March 11, 2020

SENT BY E-MAIL [teycc@toronto.ca](mailto:teycc@toronto.ca)

Toronto and East York City Council  
2<sup>nd</sup> Floor, West Tower, City Hall  
100 Queen Street West  
Toronto, ON M5H 2N2

*Attn: Ms. Ellen Devlin, Secretariat*

Dear Sirs/Madam:

**RE: Queen Street West Planning Study (1437 Queen Street West, Toronto and legally described as Part of Lot 1-2 on Plan 1106 Toronto as in WF275936, City of Toronto as in PIN 21340-0121(LT)) – Official Plan Amendment – Final Report Toronto and East York Community Council Item No. TE14.5**

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We are solicitors for The Estate of Frances Stein who is the owner of the property known municipally in the City of Toronto as 1437 Queen Street West (the “**Property**”). We are writing on behalf of our client to request a deferral of the above-noted matter to the next meeting of Toronto and East York Community Council (“**TEYCC**”). The basis for this deferral request is that the final version of the draft official plan amendment has only been released for review in the last week.

For your information, the Property is occupied by a three-storey, house form building that has been vacant for several years. Given that this well-located property is occupied by a vacant, house-form building, it is significantly underutilized in relation to the applicable Official Plan designations. Over the past several months, our client has explored redevelopment options for the Property and it appears that the proposed OPA would have significant implications in terms of its redevelopment potential.

Based on our client’s brief review of the proposed amendment, we have significant concerns that the built form and unit mix policies therein are over-prescriptive and too inflexible to permit the appropriate redevelopment of the Property.

Further, our client is concerned that the Heritage Conservation District (“**HCD**”) plans, which we understand will be adopted by City Council later in 2020, may impose additional limits on the redevelopment potential of the Property. It is imperative that the OPA is reviewed together with the HCD plans such that a coordinated response can be provided.

Our client requests that the TEYCC defer its consideration of this matter until a more fulsome analysis by our client’s team of the OPA, as well as the proposed HCD plan(s), can be undertaken.



We would appreciate receiving notice of any decision made by TEYCC and/or City Council with respect to this matter.

Yours truly,  
**MINDEN GROSS LLP**

Per:

A handwritten signature in black ink, appearing to read "L. Baranek", written over a horizontal line.

Leonard Baranek\*  
LEB/mmi  
Encls.

**\* PARTNER THROUGH PROFESSIONAL CORPORATION**

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