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February 3, 2021

Our File No.: 142715

Without Prejudice

Via Email

City of Toronto
Legal Services, Metro Hall
55 John Street, 26th Floor
Toronto, ON M5V 3C6

Attention: Jessica Braun and Cigdem Iltan

Dear Jessica and Cigdem:

**Re: OPA 246 - Bathurst Street between Dupont and Queen
Confidential and Without Prejudice**

We are solicitors for University Health Network (“UHN”) in respect of its appeal of OPA 246 as it relates to the Toronto Western Hospital (“TWH”).

UHN and TWH are prepared to settle the appeal of OPA 246 provided that certain changes are made to the policies. The proposed policy language is attached as Schedule A to this letter.

The Vision Section of OPA 246 states that “This area-specific policy establishes a planned context for each Character Area on Bathurst Street by recognizing and providing for its distinct residential and/or *Pedestrian Shopping Area* character . . .” The proposed changes to the policy recognize that the Toronto Western Hospital is an “Institutional” use and does not have the character of either residential uses or a Pedestrian Shopping Area. Accordingly, the policy attached will apply only to the TWH lands.

UHN and TWH appreciate the City’s consideration of this matter.

Goodmans^{LLP}

Yours truly,

Goodmans LLP



Catherine A. Lyons

CAL/rv

Encl.

cc: client

SCHEDULE A

Without Prejudice-

Amend Section 12- Palmerston-Nassau Character Area by inserting the following specific text:

"12.6 Toronto Western Hospital

This policy recognizes that the Toronto Western Hospital:

1. Has built form characteristics that differ from other properties within the Palmerston-Nassau Character area.
2. Accordingly, *Policy 4 Mixed Use Areas, Policy 5.1 Built Form, and Schedule D, Map 3* contained within Official Plan Amendment 246 shall not apply to the Toronto Western Hospital lands located 347 and 399 Bathurst Street and 60 Leonard Avenue and appropriate setbacks and stepbacks will be determined through a Zoning By-law amendment.
3. Notwithstanding general policy 2.1 contained within Official Plan Amendment 246, Toronto Western Hospital is not precluded from additions or expansions to the existing hospital use on the lands municipally known as 399 Bathurst Street."

January 19, 2021