



Barristers & Solicitors
Bay Adelaide Centre
333 Bay Street, Suite 3400
Toronto, Ontario M5H 2S7
Telephone: 416.979.2211
Facsimile: 416.979.1234
goodmans.ca

Direct Line: 416.597.4299
dbronskill@goodmans.ca

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Via Email: gglc@toronto.ca

General Government and Licensing Committee
Toronto City Hall
100 Queen Street West
Toronto, ON M5H 2N2

Attention: Matthew Green, Secretariat

Dear Sirs/Mesdames:

Re: Item GL31.15 – Long-Term Nominal Licence with Toronto Condominium Numbers 2254 and 2598 at 208R Bloor Street West

We are solicitors for Tribute (Bloor Street) Limited, who are the owners of the property known municipally as 210 Bloor Street West (the “**Property**”). In a decision (PL190356) issued on July 7, 2021, the Ontario Land Tribunal approved the redevelopment of the Property for a 29-storey mixed use building. Site plan approval for implementation of this approval is significant advanced with issuance of Notice of Approval Conditions by the City anticipated within the next calendar year.

Our client anticipates commencement of construction in 2023. To facilitate future construction, Tribute is advancing construction management plans which include options for appropriate and safe construction staging. Due to location, complexity and various site constraints, there are currently two opportunities for site access being from Bloor Street West or the use of an access easement via private lands. Our client is exploring opportunities for construction access and staging from the Toronto Parking Authority lands to the north of the Property. To this end, in January 2022, our client initiated dialogue with CreateTO regarding conceptual access and staging opportunities from the north.

Our client will work with City staff, adjacent neighbours, CreateTO and the community to development the most appropriate construction management strategy. The lands known municipally as 208R Bloor Street West (“**208R Bloor**”) are ideal for future construction staging which may help alleviate pressure on Bloor Street West for construction access. An inability to use 208R Bloor for construction access and/or staging would require increased use of Bloor Street West.

As such, we are writing to express our client's concerns with the City granting a long-term license agreement for 208R Bloor at this time because it could potentially preclude a safer and more appropriate option for construction access and/or staging. We note that a short-term licence for 208R Bloor was granted in August 2021 to allow for installation and maintenance of landscaping on 208R Bloor but, to date, no on-site installation has occurred. Further, our understanding is that any licence agreement would already be subject to termination by the City on one month notice because 208R Bloor may be required by the Toronto Transit Commission.

Our client's initial suggestion is to extend the short-term licence for 208R Bloor until such time as construction activity is complete on the Property. Granting a long-term licence agreement would be more appropriate at such time. In the alternative, our client is requesting that any licence agreement granted in respect of 208R Bloor be structured to accommodate construction-related activity on the Property, to the satisfaction of City staff.

We would appreciate receiving notice of any City Council decision in this matter.

Yours truly,

Goodmans LLP



David Bronskill
DJB/