

June 24, 2022

By E-Mail - teycc@toronto.ca

Toronto and East York Community Council
City Clerk's Office
Toronto East York Community Council
City Hall, 2nd Floor, West
100 Queen Street West
Toronto, ON M5H 2N2

Attention: Ellen Devlin, Administrator

Dear Toronto and East York Community Council

**Re: Item TE34.47 - 506-516 Church Street
Official Plan and Zoning By-law Amendment ("OPA and ZBLA")
Application No. 20 172161 STE 13 OZ
Our File No. 161095**

Aird and Berlis LLP acts for Greenrock Investments Limited and The Second Greenrock Corporation ("Greenrock"), the owners of the properties municipally known as 40 and 50 Alexander Street and 55 Maitland Street (collectively, the "Greenrock Property").

The Greenrock Property fronts onto Alexander Street and Maitland Street and is located immediately west of Donna Shaw Lane. The Greenrock Property is developed with three apartment buildings. The lands at 506-516 Church Street, being the subject of the above-noted OPA and ZBLA, fronts onto Church Street and is located immediately to the east Donna Shaw Lane.

Our client has had an opportunity to review the proposed Construction Management Plan (CMP) and the applicant's proposed use of the Donna Shaw Lane both during and post construction. The Greenrock Property currently stores its garbage bins in a secured area adjacent to Donna Shaw Lane with garbage trucks using the lane on garbage pick-up days. Donna Shaw Lane also provides access to a pick-up/drop-off area and at-grade visitor parking spaces for the apartment building at 50 Alexander Street. It is of critical importance to Greenrock that its use of the Donna Shaw Lane is not adversely impacted by any construction activity or post-construction use.

Our client has had positive conversations with the applicant regarding those concerns and expects that continued discussions will result in the resolution of its concerns. However, we request that City Planning Staff and the Ward Councillor consult with Greenrock about the CMP during the site plan approval process, including any use of the Donna Shaw Lane, and prior to the finalization and approval of the CMP as it directly impacts the use and operation of the Greenrock Property.

We reiterate our request to be notified of any decision regarding the OPA and ZBLA.

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Yours truly,

AIRD & BERLIS LLP

A handwritten signature in black ink, appearing to read 'MB', with a long, sweeping horizontal stroke extending to the right.

Maggie Bassani

MB/SM/dn

c Joe Hoffman (jhoffman@goodmans.ca), counsel to the applicant
Client