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By E-mail
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City Clerk
Toronto and East York Community Council
100 Queen Street West
2nd Floor, West Tower
Toronto, Ontario
M5H 2N2

Attention: Cathrine Regan

Dear Ms. Regan:

**Re: Agenda Item # TE4.10 – 208 Bloor Street West
Request to Amend the Zoning By-law Application Number 21 126531 STE
11 OZ (Applicant: Urban Strategies)**

We are counsel to HPT IHG Canada Properties Trust (“HPT”) and Sonesta Toronto ULC (“Sonesta”), the owner and manager, respectively, of The Yorkville Royal Sonesta Hotel located at 220 Bloor Street West, Toronto (the “Hotel”). The Hotel is located on the same block as 208 Bloor Street West, Toronto (“**208 Bloor**”), between Avenue Road to the east and Bedford Road to the west.

The Sonesta Hotel is a luxury hotel providing 212 rooms, 9,000 square feet of meeting space for professional and corporate functions, weddings and other events, as well as an on-site restaurant and bar. The Hotel is required, pursuant to its lease with the City, to operate as a first-class luxury hotel and follows strict protocols to deliver high-quality service to its guests and patrons.

We are writing in respect of the application to amend Zoning By-law 569-2013 for 208 Bloor to permit a mixed-use building 108 metres in height with a maximum residential gross floor area of 10,500 square metres and a minimum non-residential gross floor area of 430 square metres (the “**Proposal**”). The Proposal will introduce considerable height and development intensity, well beyond that which would otherwise be allowed in compliance with the Zoning By-law, and fundamentally alter the character of the quadrant.

In view of the significant change that will be introduced through the Proposal, it is critical that the Toronto and East York Community Council and ultimately the City carefully consider the potential impacts that the Proposal may have on neighbouring lands, and in particular, on our clients’ operations at the Hotel (including but not limited to, safe access, transportation and parking impacts for guests, employees, vendors, as well as other impacts). As discussed in the Staff Report dated March 23, 2023, the Hotel holds an exclusive easement over the City-owned driveway at the rear of the Hotel, the use of which is included in the Proposal, accessible via Prince Arthur Avenue, that provides access to the Hotel’s loading and parking facilities and is essential to its operations. The Hotel was last contacted by Ornella Richici, Chief Development Officer of Plaza Partners, who identified her firm as the sponsor of the Proposal, in November of 2021. At that time, Ms. Richici shared preliminary drawings of the Proposal and spoke of

possible mitigation. Our clients have not heard from Ms. Richici or any other representative affiliated with the Proposal since that time. It was only due to the fact that we monitored the City's website, that our clients were made aware of the Proposal now before you for consideration. The absence of meaningful communication and follow-up to the initial November 2021 outreach is concerning for our clients.

Please provide us with notice of all upcoming meetings of Council and Committees of Council at which this matter will be considered, and we ask to be provided with notice of the Committee's and Council's decision with respect to this and any related item.

Thank you for your attention to this matter.

Yours truly,



Patrick G. Duffy

PGD

cc. HPT IHG Canada Properties Trust
Sonesta Toronto ULC