

February 1, 2024

VIA EMAIL COUNCILMEETING@TORONTO.CA

John D. Elvidge
City Clerk
City Hall
100 Queen Street West
Toronto, ON M5H 2N2

Attention: Sylwia Przewdziecki

Dear: Mayor and Members of Council

Re: Planning and Housing Committee Item PH9.1 - Ready, Set, Midtown: Zoning Review - City Initiated Zoning By-law Amendments for Select Lands Designated Apartment Neighbourhoods - Decision Report – Approval.

We are counsel and agents for Wells Gordon Limited (the “**Owner**”) in respect of the assembly of contiguous parcels of properties in the City of Toronto (the “**City**”), municipally known as 700-730 Mount Pleasant Road, 214-226 Soudan Avenue and 19-21 Brownlow Avenue, City of Toronto (collectively the “**Site**”).

We recently became aware of the above matter and wish to make a written submission to Council before any implementing Zoning By-law is enacted in respect of the Midtown Zoning Review (the “**Midtown Zoning By-law**”). Based on our initial review, we have concerns with the proposed Midtown Zoning Review (the “Midtown Zoning By-law”), for the reasons that follow.

For Council’s information, the Ontario Land Tribunal issued a Decision on March 2, 2022 and a subsequent Order on August 16, 2022 approving development on the Site. Following the approval, a site plan application was filed to implement the project. In the course of the detailed site plan review, which remains active and pending, both the City and our independent reviews have identified certain Zoning By-law regulations that will require change from the approved provisions contained in the OLT Order. We have had multiple discussions with the City on the most effective mechanism to advance these amendments and a meeting is expected in the very near future.

Revised Attachment No. 6 to Item PH 9.1 contains the proposed Midtown Zoning By-law. Sections 12(I) and (J) include reference to the OLT issued Zoning By-laws which have been

Paul Chronis
Land Use Planner
t. 416-947-5069
pchronis@weirfoulds.com

File 03547.00001

assigned By-law No's: 1278-2022 and 1279-2022 by the Clerk. These two Site-specific Zoning By-laws and are proposed to be included in the Prevailing By-laws and Prevailing Sections of Harmonized Zoning By-law 569-2013, as amended. Given that the two referenced Site-Specific Zoning By-laws remain unsettled, it is not appropriate to include them in the proposed Midtown Zoning By-law.

For the above reason, we ask that Revised Attachment No. 6 to be amended by deleting Sections 12(I) and (J) in its entirety. Further, we also ask that Diagrams 1A, 3A and 4A also be amended to exclude the Site.

These are our preliminary comments, and we reserve the right to make additional submissions at the appropriate time.

Thank you for your consideration of this request and we look forward to Council's decision. Kindly provide us with any Notice of Passing in this regard.

Should you have any questions, please do not hesitate to contact the undersigned.

Yours truly,

WeirFoulds LLP



Per: Paul Chronis
Land Use Planner

PC

cc: Shane Taylor, Planner City of Toronto (Shane.Taylor@toronto.ca)
Kerri Voumvakis, Planner City of Toronto (Kerri.Voumvakis@toronto.ca)
Matt Armstrong, Planner City of Toronto (Matt.Armstrong@toronto.ca)
Michelle LaFortune, City Legal (Michelle.LaFortune@toronto.ca)
Bruce Engell, WF LLP