

March 25, 2026

Our File No.: 221281

## **Via Email**

Toronto and East York Community Council  
Toronto City Hall  
100 Queen Street West  
Toronto, ON M5H 2N2

### **Attention: Catherine Regan**

Dear Sire/Mesdames:

**Re: Item TE31.26 - 699 and 707 Yonge Street - Alterations to a Designated Heritage Property under Section 33 of the Ontario Heritage Act - Refusal**

We are solicitors for Concord Adex Investments Ltd., the applicant for the permit to alter the designated heritage properties at 699 and 707 Yonge Street that are the subject of agenda Item TE31.26 (the “**Heritage Application**”), and the related Zoning By-law Amendment application (22 205973 STE 11 OZ) for the lands municipally known as 699-707 Yonge Street, 1-17 Hayden Street and 8 Charles Street East (the “**Zoning Application**”). At its meeting on July 23 and 24, 2025, Toronto City Council refused the Zoning Application and issued a Notice of Refusal (the “**Refusal**”). Our client has appealed the Refusal to the Ontario Land Tribunal (the “**OLT**”).

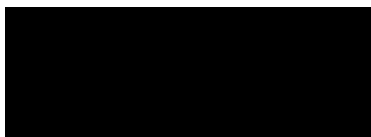
Should City Council adopt the recommendation of the Toronto Preservation Board to refuse the Heritage Application, our client intends to appeal that decision to the OLT and seek a combined hearing of the Zoning Application and Heritage Application appeals (the “**Appeals**”). Notwithstanding this intention, our client is open to working collaboratively with City staff to refine the development proposal as reflected in the Zoning Application and Heritage Application to resolve the Appeals.

Specifically with respect to the Heritage Application, our client is open to engaging with City staff to respond to comments regarding the proposed 3-metre tower setback from Yonge Street above the heritage building, and the proposed alterations to the ground floor portion of the front façade on Yonge Street.

We would appreciate receiving notice of any decisions made in respect of this matter.

Yours truly,

**Goodmans LLP**



David Bronskill  
DB/rv

cc: Client

1398-2756-7646