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Goodmans^{LLP}

Barristers & Solicitors

250 Yonge Street, Suite 2400
Toronto, Ontario Canada M5B 2M6Telephone: 416.979.2211
Facsimile: 416.979.1234
goodmans.caDirect Line: 416.597.4299
dbronskill@goodmans.ca

June 25, 2007

Our File No.: 05-3920

Via Email & FacsimileToronto and East York Community Council
100 Queen Street West
Toronto, ON
M5H 2N2**Attention: Christine Archibald**

Dear Sirs/Mesdames:

**Re: West Queen West Triangle – Official Plan and Zoning By-law Amendments
City of Toronto File No. 2005-199764 SPS 00 TM**

We are the solicitors for Abell Investments Limited, the owner of the lands known municipally as 48 Abell Street (the "48 Abell Lands"). We are also writing on behalf of 2020120 Ontario Limited, the registered owner of the lands known municipally as 1199 Queen Street West (the "1199 Queen Lands").

We are writing to express the concerns of these landowners regarding the City-initiated official plan and zoning by-law amendments (the "Proposed Amendments") for the West Queen West Triangle. These concerns are summarized below.

The 48 Abell Lands

As you know, on January 10, 2007, the Ontario Municipal Board approved the development of a 190-unit affordable rental housing building and a 300 unit condominium building on the 48 Abell Lands. At its meeting of May 23, 24 and 25, 2007, City Council approved the funding allocation for the affordable rental housing component of the project, which is being developed in partnership with St. Clare's Multifaith Housing Society.

Our client's concerns regarding the Proposed Amendments relate to the interaction between the Proposed Amendments and the site-specific planning documents for the 48 Abell Lands, which are being prepared in consultation with City staff for approval by the Board in September. Our review of the Proposed Amendments indicates numerous potential conflicts between the Proposed Amendments and the site-specific planning documents for the 48 Abell Lands. Examples of these potential conflicts include, but are not limited to, the provisions regarding non-residential uses, built-form, landscaped open space, parking, Section 37 benefits and the use of a holding symbol.

The notice of public meeting indicates that "it is anticipated that the final decisions regarding the appeals will supersede these amendments in the form of site-specific amendments". Given that the exact form of the site-specific planning documents for the 48 Abell Lands remains unresolved, it would not be prudent to apply the Proposed Amendments to the 48 Abell Lands at this time. Instead, the more appropriate course of action would be to defer enactment of the Proposed Amendments as they relate to the 48 Abell Lands, pending finalization of the site-specific planning documents. This would also avoid potentially unnecessary appeals of the Proposed Amendments.

The 1199 Queen Lands

At its meeting of June 27, 28 and 29, 2006, City Council authorized City staff to purchase lands required for the extension of Sudbury Street or to initiate the expropriation process for such lands. The 1199 Queen Lands are included within the scope of this direction.

Consistent with City Council's direction, the Proposed Amendments appear to designate and zone the 1199 Queen Lands for use as a public street. However, as of the date of this letter, City staff have neither made an offer to purchase the 1199 Queen Lands nor initiated expropriation proceedings.

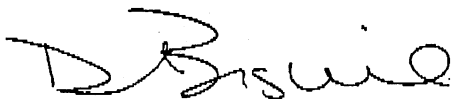
The 1199 Queen Lands have existing development permissions and, until City staff implement City Council's direction from June 2006, it is premature and inappropriate to designate and zone the 1199 Queen Lands for use as a public street. If the City wishes to designate and zone the lands for such a public purpose, it should first acquire the lands or at least make a firm commitment to do so within a reasonable period of time.

Please do not hesitate to contact us if you require further information.

Yours very truly,

GOODMANS LLP

Per:



David Bronskill

DJB/

cc: Elise Hug
Lynda MacDonald
Hanita Braun
Peter Smith