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November 9, 2015

Chair and Members  
Toronto and East York Community Council  
2nd Floor, West Tower, City Hall  
100 Queen Street West  
Toronto ON M5H 2S2

Dear Mr. Chairman and Members of Community Council:

**Re: 217 Adelaide Street West - Proposed Zoning By-law Amendment  
Item No. TE12.8 - Refusal Report**

We are the solicitors acting on behalf of 19 Duncan Street Inc. (the "Company"), the registered owner of the lands located at the southeast corner of Duncan Street and Adelaide Street West and municipally known as 19 Duncan Street, 219 and 223 Adelaide Street West in the City of Toronto ("19 Duncan"). The Company proposes to redevelop 19 Duncan with a 57-storey mixed-use development that includes the retention and adaptive reuse of the existing 5 1/2-storey listed heritage building on the property.

The Company's lands are located immediately adjacent to the west of the narrow mid-block parcel municipally known as 217 Adelaide Street West ("217 Adelaide"). You have before you a report from Planning Staff which recommends refusal of a proposed 56-storey development at 217 Adelaide. We are writing in support of Staff's recommendation for refusal and to further express the Company's continued concerns with respect to this proposal.

We wrote previously, in our letter dated October 5, 2015 to Community Planning, expressing the Company's concerns with respect to the proposed development at 217 Adelaide. We reiterate those concerns and the Company's objection to the proposed development in its current form.

Our client's primary concern continues to be that the proposed tower setback of between 1.0 and 3.0 metres from the edge of the Company's lands is not sufficient to allow for an appropriate distance separation with the future redevelopment of 19 Duncan. The Company, by contrast, is proposing a greater setback on its own lands between the proposed tower component of the development and the shared property line with 217 Adelaide, which is appropriate in this context.

For the reasons noted above and in our letter dated October 5, 2015 to Community Planning, as well as those expressed by Planning Staff in the Refusal Report, the Company objects to the

proposed Zoning By-law Amendment at 217 Adelaide and supports Staff's recommendation for refusal.

Yours truly,



Cynthia A. MacDougall

CAM

c: Councillor Joe Cressy  
Joanna Kimont, City of Toronto  
Mr. Calvin W. Lantz  
Mr. Ian Duke