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June 7, 2016

Via Email

City of Toronto
1st Floor, City Hall
100 Queen Street West
Toronto ON M5H 2N2

Your Worship and Members of Council:

Re: Final Report - Lower Yonge Precinct - City-Initiated Official Plan Amendment and Precinct Plan
Item TE 16.4

We are the solicitors acting on behalf of 1147390 Ontario Limited, Queens Quay Avante Limited and Castlepoint Greybrook Inc.(the "Companies") which are the owners of lands within the East Bayfront known municipally as 178 Queens Quay East and 215 Lake Shore Boulevard East (the "Fed Ex Lands"). The Fed Ex Lands are located within the block immediately east of the proposed Lower Yonge Precinct area.

The Fed Ex Lands and the proposed Lower Yonge Precinct area are part of a larger area which is subject to the Central Waterfront Secondary Plan under the former City of Toronto Official Plan. The Secondary Plan is under appeal at the Ontario Municipal Board and is the subject of on-going mediation at the Ontario Municipal Board. Among the matters before the Board is the appropriate framework to evaluate and ensure compatibility between existing industries and new development within the area.

We are writing to express the Companies' concerns with respect to the proposed Lower Yonge Precinct Official Plan Amendment and Precinct Plan. In particular, the Companies are concerned with the proposed designation of the Lower Yonge Precinct as a Class 4 area under the Ministry of the Environment and Climate Change NPC-300 guidelines.

A coordinated response which involves the participation of landowners and other key stakeholders across the Central Waterfront is preferable to determine appropriate solutions to address compatibility between existing industries and future sensitive land uses in the area. Further discussions are therefore needed before it can be determined whether a Class 4 designation is appropriate for the area.

Accordingly, we respectfully request that this matter be deferred by Council to allow for further discussions to take place between the various stakeholders including the City, Redpath Sugar Ltd. and other landowners within the area to provide the opportunity for a coordinated and logical approach to be taken to provide for compatibility between land uses within the Central Waterfront.

We further request that staff be directed to consult with area stakeholders on this topic and to report back on the results of that consultation to Toronto and East York Community Council.

Yours truly,

Cynthia A. MacDougall