

September 15, 2016

**Via Email – [clerk@toronto.ca](mailto:clerk@toronto.ca)**

Mayor and Members of Council  
City of Toronto  
100 Queen Street West  
Toronto, ON M5H 2N2

c/o Marilyn Toft  
Manger, Secretariat, City Clerk's Office  
12th floor, West Tower, City Hall  
100 Queen Street West  
Toronto, Ontario M5H 2N2

Dear Mayor and Members of Council:

**Re: Proposed City-Initiated Official Plan Amendment and Zoning By-law Amendments  
Toronto and East York Community Council Item TE18.7**

Infrastructure Ontario is the crown corporation responsible for the management of Ontario's real estate portfolio.

As part of its ongoing planning and management for the provincial real estate portfolio and providing government accommodation across the province IO rezoned the property known as 880 Bay Street to provide for future development as part of the government's office adjacent complex located at 900 Bay Street.

By-law No. 1046-2010 established a zoning/building envelope as it relates to the future office development for the site. IO is concerned that the proposed amendments relating to tall building setbacks in the downtown will impose additional restrictions on the development of the property. While by-law 1046-2010 established a tower setback greater than 12.5 metres from the podium, the new requirement for a minimum 25-metre separation distance building face to building face for multiple tall buildings on one site will restrict the development of this site given the existing site development.

While the transition provisions indicate that future development projects will be considered based on the planning framework that applied at the time of application we specifically request that the Property be exempted from the amendments, given the full planning process that resulting in the enactment of By-law 1046-2010.

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We would be pleased to discuss these concerns with respect to the amendments with City Staff. Please provide us with notice of Council's decision in this matter or of any future consideration by Council, Community Council, or any Committee.

Sincerely,



Ainsley Davidson  
Senior Planner  
Development Planning | Realty Portfolio Planning  
Infrastructure Ontario

c. Elise Hug, City Planning