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Via Email teycc@toronto.ca

Toronto City Council
City of Toronto
Toronto City Hall
100 Queen Street West, 2nd Floor
Toronto, ON M5H 2N2

Attention: **Ms. Ulli S. Watkiss, City Clerk**

Dear Mr. Mayor and Members of Council:

**Re: Proposed City-Initiated TOcore Official Plan Amendment and Zoning By-law
Amendments (the "Proposed Amendments")
Toronto and East York Community Council Item TE18.7 for September 7, 2016**

We are the solicitors for Yonge & Scollard Developments Inc., the owners of lands located at 874 - 878 Yonge Street and 3-11 Scollard Street (the "Property"). The Property is located within the area subject to the City-initiated proposed Official Plan and Zoning By-law amendments (the "Amendments") with respect to tower setbacks within the Downtown in association with the on-going TOcore study.

The Lands are the subject of an application for Official Plan and Zoning By-law Amendments filed to permit the development of an elegant residential tower at south west corner of Yonge Street and Scollard Street, an important gateway location to the Yorkville neighbourhood. The proposal provides for the appropriate redevelopment of the Property in an downtown urban location well served by higher order transit and in proximity to employment and retail uses as well as a range of established community facilities and services. In our view the proposal is appropriate for the redevelopment of under utilized properties near the intersection of Yonge and Bloor Streets, one which maintains appropriate setbacks to adjoining properties.

Our clients are concerned that the proposed Amendments will impose inappropriate restrictions on the development of the Property as located within the boundaries of the proposed Amendments and in this regard we are requesting that the Property be exempted from the Amendments.

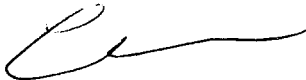
Further, above and beyond the site specific concerns referred to above, our client is concerned that the proposed Amendments do not provide sufficient flexibility to adequately respond to site-specific considerations as arise on individual sites generally and which vary greatly across the Downtown and Central Waterfront. In our view, the Amendments do not adequately allow for

consideration of specific design solutions or site specific factors which may warrant different setbacks than those set out in the Amendments.

In addition, the transition clause in the proposed Amendments fails to account for development applications that are still in the "pipeline".

We would be pleased to discuss these and the other concerns of our clients with respect to the proposed 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.

Yours truly,

A handwritten signature in black ink, appearing to read 'C. MacDougall', with a long horizontal flourish extending to the right.

Cynthia A. MacDougall