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September 14, 2016

Via Email – council@toronto.ca

TE18.7.178

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

c/o Ms. Ulli S. Watkiss, City Clerk

Dear Mr. Mayor and Members of Council:

Re: Proposed City-Initiated TOcore Official Plan Amendment No. 352 and Zoning By-law Amendments

We are the solicitors for Pier 27 Toronto Inc., Pier 27 Toronto (West) Inc. and Pier 27 Toronto Inc. (the "Company") with respect to the properties municipally known as 7, 15, 25R, 29 and 39 Queens Quay West (the "Property"). The Property is located within the area subject to the City-initiated Official Plan and Zoning By-law amendments, which, if approved, would introduce inappropriately restrictive setback requirements on tall building development sites in the *Downtown and Central Waterfront*, in association with the on-going TOcore study (the "Amendments").

While the Amendments now provide that the proposed Zoning By-law Amendments will not apply to prevent the erection or use of a tower permitted by site-specific By-law No. 2012-0680, respecting the Property, the Company remains concerned that the proposed Amendments will impose inappropriate restrictions on the continued development of the Property. The Company is concerned, among other things, that the transition provisions of the proposed Amendments fail to recognize relief that may have been (or may be) obtained by way of minor variances. Accordingly, we are requesting that the Property be exempted from the Amendments, rather than the aforementioned site-specific By-law.

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

Yours truly,



Cynthia A. MacDougall
CAM/kem

c. Paulo Stellato, Cityzen Development Group

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