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File No. 703209

October 4, 2016

By E-Mail Only to clerk@toronto.ca

TE18.7.179

Council for the City of Toronto
City Hall 13th floor, West Tower
100 Queen Street West
Toronto, ON
M5H 2N2

Attention: Ulli S. Watkiss, City Clerk

Dear Members of Council:

**Re: TOcore: Updating Tall Building Setbacks in the Downtown – City-initiated Official Plan Amendment and Zoning By-law Amendments – Final Report
City Reference Number: 16-103066 SPS 00 OZ
Agenda Item: TE18.7**

We are counsel to Doubledown Holdings Inc. and Uxland Development (West) Inc. the owner of lands municipally known as 488 Wellington St. West and 504 Wellington St. West, Toronto (the “Lands”).

We have reviewed the Final Report of the Director, Community Planning, Toronto and East York District dated May 27, 2016, and the supplementary Report dated August 31, 2016 regarding TOcore: Updating Tall Building Setbacks in the Downtown (collectively, the “Staff Report”), together with the related recommendations of Toronto & East York Community Council made at its meeting of September 7, 2016. We understand the Staff Report and said recommendations will be considered by Toronto Council in the near future.

Our client has concerns with the substance of the proposed amendments, particularly given that they propose to treat all downtown sites the same, and fail to account for site-specific circumstances that may justify reduced tower setbacks. For example, the blanket application of tower separation requirements throughout the downtown imposes arbitrary new restrictions on development that neither account for the unique circumstances of a given property or the tall-building development potential, or lack thereof, of neighbouring lands.



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Our client does not support the approval of the proposed Official Plan Amendment and zoning by-law amendments.

Kindly ensure that we receive notice of any decision(s) made by City Council regarding this item.

Yours truly,

DAVIES HOWE PARTNERS LLP

per: Aaron I. Platt

AIP:AIP

copy: David McKay, *MHBC Planning Urban Design & Landscape Architecture*
Philip Evans, *ERA Architects Inc.*
Client