

September 30, 2016

Via Email – teycc@toronto.ca

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

Dear Mayor and Members of Council:

**Re: Proposed City-Initiated Official Plan Amendment and Zoning By-law Amendments
Toronto City Council Item TE18.7 – October 5, 2016, 110 Maitland Street**

On behalf of Maitland Arms Apartments Inc. (formerly 678261 Ontario Limited) I am writing in respect of the property municipally known as 110 Maitland Street as well as adjacent properties on the block (the "Property"). The Property is located within the area subject to the City-initiated proposed Official Plan and Zoning By-law amendments with respect to tower distance separation with the Downtown in association with the on-going TOcore study (the "Amendments").

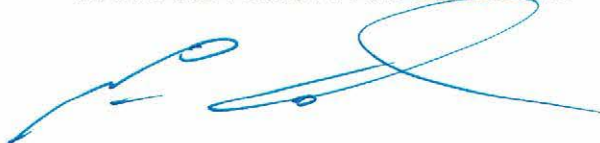
We are concerned that the Amendments will impose undue restrictions on the development of the Property and on the development of lands generally within the boundaries of the proposed Amendments.

We are concerned, amongst other things that the Amendments do not provide for sufficient flexibility to adequately respond to various site-specific considerations. In our view, determining appropriate building setbacks for a given location is not amenable to a one-size-fits-all approach and requires consideration to be given to the context of each site, including the Property. We specifically request that the Property be exempted from the Amendments.

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,

MAITLAND ARMS APARTMENTS INC.



Paul Colvin, President