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October 3, 2016

TE18.7.190

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**

We represent 11 Yorkville Partners Inc. in respect of the properties municipally known as 11, 17, 19 Yorkville Avenue and 18 Cumberland Street and adjacent properties (the "Properties"). The Properties are 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 Properties 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 Properties. We specifically request that the Properties 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,

Cynthia A. MacDougall