

October 4, 2016

Our File No.: 000031

**DELIVERED BY E-MAIL AND COURIER**

Mayor and Members of Council  
c/o City Clerk's Office  
Toronto and East York Community Council  
City Hall, 2<sup>nd</sup> Floor  
100 Queen Street West  
Toronto, Ontario M5H 2N2

**Attn: Marilyn Toft, Manager, Council and By-laws**

**Re: TEYCC Agenda Item 18.7 – TO Core: Updating Tall Building Setbacks in the Downtown, City-Initiated Request to Amend the Official Plan and Zoning By-Laws 438-86 and 569-2013  
The Bank of Nova Scotia: 222 Queen Street West**

We are solicitors for The Bank of Nova Scotia, the owner of the property known municipally as 222 Queen Street West in the City of Toronto. We write to express our client's concerns regarding the above-noted proposed Official Plan and zoning by-law amendments (the "**Proposed Amendments**"). Among other things, the Proposed Amendments take setback standards that currently reside in a set of guidelines (the "**Guidelines**") and import them into the City's zoning by-laws, with some modifications.

Our client is concerned that the Proposed Amendments would introduce unnecessary rigidity into downtown Toronto's planning framework. Building strong, healthy communities in downtown Toronto requires a flexible approach that recognizes the unique characteristics of each site. Maintaining the setback standards in the Guidelines is the best way to ensure that planning for tall buildings appropriately accounts for site-specific considerations. Accordingly, on behalf of our client, we hereby object to the Proposed Amendments.

We would appreciate receiving notice of any decision regarding the Proposed Amendments.

Yours very truly,

**GOODMANS LLP**



Anne Benedetti  
AKB/ML

cc: David Roberts, The Bank of Nova Scotia