

October 4, 2016

Via E-mail and Courier

TE18.7.196

Our File No.: 151681

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

Attention: Marilyn Toft, Manager

Dear Sirs/Mesdames:

Re: TE18.7 - TOcore: Updating Tall Building Setbacks in the Downtown - City-Initiated Official Plan Amendment and Zoning By-law Amendments

We are solicitors for First Gulf King Street Inc. ("**First Gulf**"), one of the owners of the property known municipally as 333 King Street East ("**333 King**"). On behalf of our client, we are writing to express concern with the proposed City-initiated Official Plan and zoning by-law amendments to establish standard tall building separation distances in the downtown (the "**Proposed Amendments**").

Background

333 King was formerly the site of the Toronto Sun offices and printing presses. The property was acquired by First Gulf in 2009, along with the (then) largely vacant property now known municipally as 351 King Street East ("**351 King**") which is located immediately adjacent to 333 King. 333 King and 351 King together occupy almost the entirety of the block bounded by King Street East on the north, Berkeley Street on the east, Front Street East on the south and Princess Street on the west.

Soon after acquiring the properties, First Gulf embarked on an ambitious refurbishment of the existing building on 333 King, transforming it into a modern office, institutional and retail hub that is an asset to the King Parliament area. Blank facades on the ground floor were converted to

retail and service uses, and a three-storey expansion was constructed above the building in order to house Coca-Cola's Canadian head office.

In June 2013, City Council passed By-law No. 818-2013 (the "By-law") which establishes a comprehensive land use plan for both 333 King and 351 King. The By-law permits a 17-storey office building on 351 King, and a related First Gulf company is currently completing construction of The Globe and Mail Centre on that property to serve as the new home of the newspaper as well as Loyalty One and Yellow Pages. The By-law also permits the future development of a 12-storey tower at the southwest corner of Princess Street and Front Street East.

The revitalization and expansion of the uses on 333 King, along with the current office building development at 351 King, collectively represent precisely the type of mixed-use development, coupled with ground floor animation uses, that the City of Toronto has been actively encouraging in this part of the city.

TOcore: Updating Tall Building Setbacks in the Downtown

It is difficult to discern the impact the Proposed Amendments could have on the ongoing revitalization and redevelopment of 333 King. In particular, the Proposed Amendments could make the full build-out of 333 King more difficult, or even render impossible any refinements to the By-law permissions which may be desirable in the future. Given the fact that 333 King has been recently comprehensively planned, we request that 333 King be exempted from the Proposed Amendments.

We have reviewed the submissions made by other parties in respect of the Proposed Amendments, and our client also shares many of those same concerns.

By way of this letter, we also hereby request notice of any decisions made by City Council.

Please do not hesitate to contact us if you require additional information.

Yours truly,

Goodmans LLP



Michael Stewart

MGS/

cc: First Gulf King Street Inc.