

McCarthy Tétrault LLP
PO Box 48, Suite 5300
Toronto-Dominion Bank Tower
Toronto ON M5K 1E6
Canada
Tel: 416-362-1812
Fax: 416-868-0673



Cynthia A. MacDougall
Partner
Direct Line: (416) 601-7634
Direct Fax: (416) 868-0673
Email: cmacdoug@mccarthy.ca

Assistant: Yannakis, Suzanne
Direct Line: (416) 601-8067
Email: syannaki@mccarthy.ca

June 14, 2016

Via Email and Courier

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

c/o Rosalind Dyers
Committee Administrator
Toronto and East York Community Council
City of Toronto
Toronto City Hall, 2nd Floor
100 Queen Street West
Toronto, Ontario M4H 2N2

**Re: Proposed City-Initiated TOcore Official Plan Amendment and Zoning By-law Amendments (the "Proposed Amendments")
Toronto and East York Community Council Item TE17.14 for June 14, 2016**

We are the solicitors for Plazacorp Properties Limited (the "Company") with respect to the properties municipally known as 15 Wellesley Street East, 20 and 26 Maitland Street (collectively referred to herein as 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 within the Downtown in association with the on-going TOcore study (the "Amendments").

The Company is concerned that the Amendments will impose inappropriate restrictions on the development of the Properties and on the development of lands generally within the boundaries of the proposed Amendments.

As currently proposed, the Amendments do not provide for sufficient flexibility to adequately respond to various site-specific considerations, which vary greatly within the study area. 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.

Given that the proposed by-laws were only released on Friday, June 10th, we suggest that this matter be postponed to a future TEYCC meeting date in order to provide interested parties more time to review and consider the implications of the proposed Amendments.

We would be pleased to discuss these and other concerns of the Company regarding the proposed Amendments with City Staff. Please provide us with notice of Council's decision in this matter or of any future consideration by Council, Community Council, or any Committee.

Yours truly,



Cynthia A. MacDougall

CAM