

June 13, 2016

Our File No.: 151262

**Via Email**

Toronto and East York Community Council  
2<sup>nd</sup> Floor, West Tower, City Hall  
100 Queen Street West  
Toronto, ON M5H 2N2

**Attention: Ellen Devlin, Secretariat**

Dear Sirs/Mesdames:

**Re: TE17.16 – Request for Direction Report  
203-205 College Street**

We are solicitors for Parallax (203 College) Development Inc., the owner of lands known municipally as 203-205 College Street in the City of Toronto (the “Property”). Our client does support the staff recommendation for continued negotiations and would welcome the opportunity to engage in such discussions with City staff. Indeed, our client has been asking for such discussions to occur for some time.

We have reviewed the staff report dated May 19, 2016 (the “Staff Report”) and are writing on behalf of our client to provide Toronto and East York Community Council (“TEYCC”) with additional information for it to consider regarding this matter.

1. A tall building is appropriate for the Property. Although not applicable to the Property, the Staff Report makes reference to the “initial visioning” for the College Street Study. For emphasis, this “initial visioning” acknowledges that tall buildings are appropriate subject to a review of applications pursuant to the Tall Building Guidelines, including transition to neighbourhoods. As noted below, the proposed south setback is consistent with the tower setback for other tall building approvals on College Street.
2. The Staff Report does not address the concept of additional height in closer proximity to University Avenue, which has been recognized by City staff in other contexts and is consistent with the Downtown Tall Buildings Vision and Supplementary Guidelines. Although the Staff Report refers to tall building approvals at 245-255 College Street and 231-237 College Street, it does not put these approvals in the larger planning context of the Downtown. For example, just to the east of the Property, the City’s Downtown Tall Building Guidelines recommend heights up to 35 storeys on the south side of College

Street. The larger planning context clearly recognizes the opportunity for increased height on College Street closer to University Avenue.

3. Contrary to the statement in the Staff Report, the south setback is consistent with the tower setback for tall buildings approved at 297 College Street, 245-255 College Street and 231-237 College Street.
4. The properties to the east (191-199 College Street) have insufficient depth to accommodate a tall building. This was demonstrated by the block study produced by our client's consultants in response to a specific request from City staff. Given that there will not be a tall building to the east of the Property, a "tower to tower" setback is not required, which means that a reduced tower setback can be accommodated. This is consistent with the approach endorsed by City planning staff for other Downtown tall buildings.

Please note also that our client will not agree to a City request for the OMB to withhold its order regarding resolution of Section 37. We expect the City to provide details of any Section 37 request in advance of any OMB hearing regarding this matter.

Finally, please accept this letter as our client's request for notice of any City Council decision regarding this matter.

Thanks,

Yours truly,

**Goodmans LLP**



David Bronskill

DJB/

cc: Client

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