

June 10, 2016

Our File No.: 161048

City Clerk  
100 Queen Street West  
2nd Floor, West Tower  
Toronto, Ontario  
M5H 2N2

**Attention: Ellen Devlin, Administrator, Toronto and East York Community Council**

Dear Clerk:

**Re: City Initiated Request to Amend the Official Plan and Zoning By-law In Respect of Tall Buildings in the Downtown (Application No. 16 103066 SPS 00 OZ)**

We are solicitors for Hullmark (474 Wellington) GP Ltd., the owner of the property municipally known as 474 Wellington Street West (“474 Wellington”). Our client is currently developing plans for a new office building at 474 Wellington, and anticipates submitting a rezoning application in the near future.

We are writing to express our client’s concerns with the above-noted Official Plan and Zoning Amendments proposed by the City. The City’s notice in respect of the proposed amendments indicates an intention to update the required front, side and rear lot line setbacks for tall buildings in the Downtown. In particular, the proposed zoning by-law amendment would introduce setback requirements that are intended to ensure a minimum 25 metre separation distance between tall buildings in the Downtown.

A 25 metre separation distance between tall buildings in the Downtown is a guideline set forth in the City’s Tall Building Design Guidelines. These Guidelines have been used by the City to evaluate tall building proposals and are intended to provide a degree of certainty and clarity, but also be afforded some flexibility in application. Consistent with this philosophy, the City has, since the Guidelines were adopted, approved numerous Downtown projects with tall building separation distances of less than 25 metres. In fact, the staff report recommending the City’s proposed amendments acknowledges that two-thirds of the tall building projects reviewed by the City from 2014 and 2015 provided tower setbacks less than those that would be required under the proposed new Zoning Amendment.

Given the number of tall buildings that have been approved recently with lesser setbacks, our client questions the appropriateness of the setback requirements introduced in the City’s

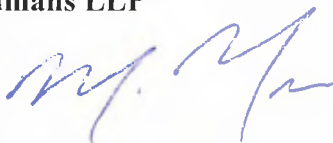
proposed Zoning Amendment. Our client is also concerned that the proposed setbacks do not differentiate between residential and office uses. Office uses have a different typology and floorplate requirements to meet market demands.

Our client is also concerned that the draft zoning amendment has not yet been available for review. We understand that BILD is requesting a deferral of this matter, so that there is time to properly review and discuss the draft amendments, and consider the concerns raised by BILD and others. Our client supports this deferral request.

Please accept this letter as notice of our client's concerns with the proposed Official Plan and Zoning Amendments, and please also provide us with notice of any further public meetings in respect of the proposed amendments, and with notice of the adoption of any Official Plan Amendment or passing of any zoning by-law amendment relating to this matter.

Yours truly,

Goodmans LLP

A handwritten signature in blue ink, appearing to read 'M. Noskiewicz', is written over a light blue circular stamp.

Mark Noskiewicz  
MRN/mlb  
6581247