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June 14, 2016

124706

BY EMAIL

teycc@toronto.ca;Ellen Devlin
Administrator
Toronto and East York Community Council
Toronto City Hall, 2nd Floor West Tower
100 Queen Street West
Toronto ON M5H 2N2

Dear Ms. Devlin:

**Re: Final Report – TOcore : Updating Tall Building Setbacks in the Downtown
City initiated Official Plan Amendment and Zoning By-law Amendments
Item: TE17.14**

We act for 2017919 Ontario Limited (Manufacturers Life Insurance Company) the owner of lands municipally known as **351 -369 Lake Shore Boulevard East** (the “subject lands”).

Please accept this letter as our written submission pursuant to Section 34(19) of the *Planning Act*.

The subject lands are located with the Keating Channel Precinct West portion of the Central Waterfront Secondary Plan , Official Plan Amendment No.257 to the Official Plan for the former City of Toronto. The subject lands are regulated by Zoning By-law 438-86 as amended by By-law 1174-2010.

The new Official Plan for the City of Toronto, Official Plan Amendment 257 to the Official Plan [OMB Case No. PL030514] for the former City of Toronto and Zoning By-law 1174-2010 [OMB Case No. PL101093] are appealed to the Ontario Municipal Board.

The subject lands are excluded from the regulations of By-law 569-2013.

The proposed City Initiated Official Plan Amendment for TOcore indicates that:

(vi) Any Area Specific Official Plan Amendment within the Central Waterfront Secondary Plan Area will prevail over this Site and Area Specific Policy.”

June 14, 2016

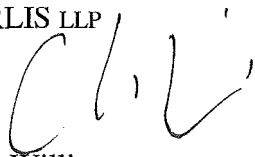
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The Proposed City initiated Amendment to Zoning By-law 438-86 , however, does not at this time exclude the subject lands from the proposed Zoning Amendment regulations pertaining to tall buildings.

Accordingly, the boundaries of the lands subject to the proposed Zoning By-law should be modified to delete the subject lands which are within the Central Waterfront Secondary Plan Area, and Zoning By-law 1174-2010 should be included within the list of site specific zoning by-laws to be excluded from the proposed zoning regulations.

Yours truly,

AIRD & BERLIS LLP



Christopher J. Williams

c. 2017919 Ontario Limited (Manufacturers Life Insurance Company)

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