

June 9, 2016

Our File No.: 160530

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 the solicitors for The Conservatory Group, which has developed numerous tall buildings in the City's downtown core, and is currently considering new tall building projects in the Downtown. 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 requirements for setbacks of tall buildings from lot lines as such: a minimum 3 metre setback from a lot line that abuts a street (that is not a public lane) or 12.5 metres from the centre line of an abutting street, whichever is greater; a minimum 12.5 metre setback from the centre line of a public lane where a lot line abuts a lane; a minimum 12.5 metre setback from a lot line that does not abut a street or public lane. Our client's understanding is that these setback requirements 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.

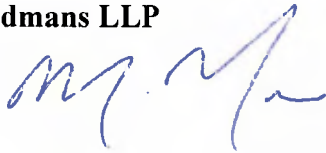
If the City's intention is to enact the proposed zoning amendment with the new setback requirements, but to thereafter recognize that the setback requirements may be relaxed in

appropriate circumstances through site-specific zoning amendments, then the zoning amendment may not be problematic. However, our client is concerned that the City intends through this zoning amendment to apply the new setback requirements rigidly and without flexibility. If that is the City's intent, the proposed Official Plan and zoning amendments are inappropriate, and inconsistent with the pattern of tall building development that has been appropriately occurring in the Downtown.

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 'Mark Noskiewicz', is written over the printed name.

Mark Noskiewicz
MRN/mlb
6578796