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June 13, 2016

Toronto and East York Community Council
Toronto City Hall, 2nd Floor
100 Queen Street West
Toronto, Ontario M5H 2N2

Dear Chair and Members of Community Council:

Re: TOcore: Updating Tall Building Setbacks in the Downtown - City-initiated Official Plan Amendment and Zoning By-law Amendments - Final Report Item 17.14

We are writing on behalf of Maitland Arms Apartments Inc. (the "Company") which is the owner of the lands municipally known as 110 Maitland Street (the "Subject Site"). The Subject Site is within the boundaries of the above referenced proposed Official Plan and Zoning By-law Amendments.

The Company is concerned, among other things, that the proposed amendments would unduly restrict the future development of the Subject Site. In our view, the proposed amendments do not adequately allow for consideration of specific design solutions or site-specific factors which warrant different tower setbacks than those set out in the draft instruments.

We also note that a copy of the draft Zoning By-law Amendments were not made available for review by the public until June 10, 2016. As a result, we have not had sufficient opportunity to review and identify the potential impact on the Subject Site.

Accordingly, we would respectfully request that Community Council defer consideration of this item to allow for a meaningful opportunity for the public to review and analyze the proposed amendments.

If you have any questions or concerns please do not hesitate to contact the undersigned.

Yours truly,

Colvin