



September 2, 2016

By E-mail

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Toronto and East York Community Council
 City of Toronto
 City Hall
 100 Queen Street West
 Toronto, ON M5H 2N2

tel: 416.869-5411

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Attention: Mr. Chairman and Members of Community Council

Dear Mr. Chairman and Members of Community Council:

**Re: TOcore: Updating Tall Building Setbacks in the Downtown – City-initiated Official Plan Amendment and Zoning By-law Amendments
 Toronto and East York Community Council Agenda Item TE18.7**

We are the solicitors for the Albany Club of Toronto Limited, Emerald Valley Developments Inc. and 1623037 Ontario Limited (“**Clients**”), the owners of 91 – 79 King Street East. These lands are subject to an existing zoning by-law amendment application submitted to the City of Toronto (the “**City**”) in 2012, and which is currently being revised as a result of the adjacent development application at 65-77 King Street East and 46 Colborne Street.

We are writing further to our June 13, 2016, letter (enclosed) to express our Clients’ continued concerns regarding the Toronto and East York Community Council’s consideration of Item TE18.7 scheduled for September 7, 2016.

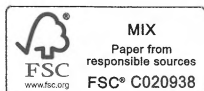
Item TE18.7 should not be approved.

Our Clients have reviewed the proposed Official Plan Amendment and Zoning By-law Amendments and have significant concerns about the potential negative impacts of the proposed planning instruments. These concerns were raised in our earlier correspondence, but remain wholly unaddressed in the proposed policy instruments to be considered for approval in Item TE18.7.

Our Clients are further concerned that the proposed instruments as currently drafted will severely constrain redevelopment across the downtown, likely in ways that the City had not intended.

As our clients’ concerns remain outstanding and unaddressed, the approval of the proposed policy instruments is inappropriate at this time. It is on this basis that we seek the refusal of Item TE18.7.

Please provide me with written notice of any decision respecting this matter.





Yours truly,

Cassels Brock & Blackwell LLP

A handwritten signature in black ink, appearing to read "Signe Leisk", is written over the printed name. The signature is fluid and cursive, with a large initial 'S' and a long, sweeping underline.

Signe Leisk

SL/CG
Encl.



June 13, 2016

By E-mail

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Attention: Mr. Chairman and Members of Committee

Dear Mr. Chairman and Members of Committee:

**Re: TOcore: Updating Tall Building Setbacks in the Downtown – City-initiated Official Plan Amendment and Zoning By-law Amendments
Toronto and East York Community Council Agenda Item TE17.14**

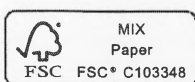
We are the solicitors for the Albany Club of Toronto Limited, Emerald Valley Developments Inc. and 1623037 Ontario Limited ("Clients"), the owners of 91 – 79 King Street East. These lands are subject to an existing zoning by-law amendment application submitted to the City in 2012, and which is currently being revised as a result of the adjacent development application at 65-77 King Street East and 46 Colborne Street.

We are writing to express our Clients' significant concern regarding the Toronto and East York Community Council's consideration of Item TE17.14 scheduled for June 14, 2016.

The consideration of Item TE17.14 on June 14, 2016, by Community Council is premature and the item should be deferred.

Our Clients have reviewed the proposed Official Plan Amendment and Zoning By-law Amendments and have significant concerns about the potential negative impacts of the proposed planning instruments on the planned redevelopment of their lands. In particular, pursuant to Minutes of Settlement executed September 23, 2013, and filed as an exhibit to Ontario Municipal Board proceeding PL121394, our Clients reached agreement with adjacent landowners with respect to appropriate setbacks and tower separation distances for the comprehensive redevelopment of the block. In approving the proposed separation distances subject to PL121394, the Board in effect determined that these separation distances were appropriate and represented good planning. In setting generic standards, the proposed Official Plan and Zoning By-law amendments fail to adequately consider the site specific context and circumstances, contrary to good planning.

Furthermore, our Clients note that insufficient public consultation has occurred with respect to the proposed Zoning By-law Amendments, with the proposed language being released for review only days before the item is to be heard by Community Council.





Such that appropriate review and public consultation can take place, and such that the Official Plan Amendment and Zoning By-law Amendments may be considered together comprehensively and appropriate exceptions determined, we request the deferral of Item TE17.14.

Yours truly,

Cassels Brock & Blackwell LLP

A handwritten signature in black ink, appearing to read 'Signe Leisk', is written over a light blue horizontal line.

Signe Leisk

SL/CG