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September 6, 2016

Via Email teycc@toronto.ca

Toronto City Council
City of Toronto
Toronto City Hall
100 Queen Street West, 2nd Floor
Toronto, ON M5H 2N2

Attention: **Ms. Ulli S. Watkiss, City Clerk**

Dear Mr. Mayor and Members of Council:

**Re: Proposed City-Initiated TOcore Official Plan Amendment and Zoning By-law
Amendments (the "Proposed Amendments")
Toronto and East York Community Council Item TE18.7 for September 7, 2016**

We are the solicitors for Tribute (Church Street) Limited ("Tribute"), the owner of the lands located at located at 70 and 72 Carlton Street (the "Property"). The Property is the subject of site specific By-law 529-2016(OMB), and is located within the area subject to the City-initiated proposed Official Plan and Zoning By-law amendments (the "Amendments") with respect to tower distance separation with the Downtown in association with the on-going TOcore study.

We are writing to express Tribute's concerns with respect to the Amendments both as they apply to the Property and the Amendments generally.

By-law 529-2016(OMB) provides for the development of the Property with a 37-storey mixed-use building. Although the draft ZB Amendment was intended to provide an exemption for all conflicting site specific by-laws for developments that are approved but not constructed, By-law 529-2016(OMB) has not been referred to therein. Tribute is concerned that the Amendments as applicable to the Property should not reduce or derogate the existing zoning permissions applicable to the Property.

Further, above and beyond the site specific concerns referred to above, as currently proposed the Amendments do not provide sufficient flexibility to respond to site-specific considerations as arise on individual sites generally and which vary greatly with the Downtown. In our view, the Amendments do not adequately allow for consideration of specific design solutions or site specific factors which may warrant different tower setbacks than those set out in the Amendments.

In addition, the transition clause in the proposed Amendments fails to recognize relief obtained by way of minor variances.

Please provide us with notice of Council's decision or of any future consideration by Council, Community Council, or any Committee in connection with this matter.

Yours truly,



Cynthia A. MacDougall