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Our File No.: 161978

DELIVERED BY E-MAIL AND COURIERCity Clerk's Office
Toronto and East York Community Council
City Hall, 2nd Floor
100 Queen Street West
Toronto, Ontario M5H 2N2**Attn: Ellen Devlin, Administrator, Toronto and East York Community Council**

Dear Ms. Devlin:

**Re: TEYCC Agenda Item 18.7
City-Initiated Request to Amend the Official Plan and Zoning By-Law Nos. 438-86
and 569-2013
Final Report - TOcore: Updating Tall Building Setbacks in the Downtown**

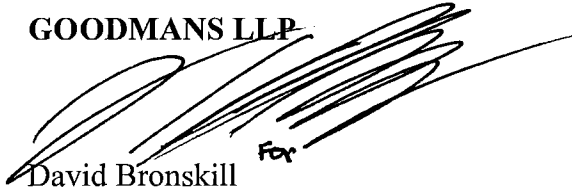
We are solicitors for City Front Developments Inc., the owner of lands known municipally as 400 Front Street West in the City of Toronto (the "**Property**"). We write to express our client's concerns regarding the above-noted proposed Official Plan and Zoning By-law amendments (the "**Proposed Amendments**").

The proposed transition mechanism in the Zoning By-law amendment is not acceptable. The transition provisions do not apply to sites with applications that are subject to appeals before the Ontario Municipal Board or sites for which complete applications have been submitted for rezoning approval. Our client filed an application for a zoning by-law amendment in respect of the Property on April 7, 2015, and appealed its application to the Ontario Municipal Board on July 18, 2016. It is our view that the Property should not be subject to the Proposed Amendments and our client should be able to continue to rely on the policies and regulations in force at the time it commenced its application.

Accordingly, on behalf of our client, we hereby object to the Proposed Amendments and request that Council not approve these planning instruments in their current form.

Yours very truly,

GOODMANS LLP

A large, stylized handwritten signature in black ink, appearing to read 'David Bronskill'. The signature is written over the printed name and extends to the right.

David Bronskill

DJB/