

**Goodmans**<sup>LLP</sup>

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**DELIVERED BY E-MAIL AND COURIER**City Clerk's Office  
Toronto and East York Community Council  
City Hall, 2<sup>nd</sup> 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 Sterling Group, a real estate investment company that owns a number of hotels in the *Downtown* area of the City of Toronto. As a hotel company with a portfolio of properties within the area to which the above-noted proposed Official Plan and Zoning By-law amendments (the "**Proposed Amendments**") if adopted would apply, our client has a general interest in the application of the Proposed Amendments and planning considerations in the *Downtown* area.

In particular, our client has a number of concerns with the Proposed Amendments and its implication for tall building development sites in the *Downtown* area. For example, the Proposed Amendments would introduce unnecessary rigidity into downtown Toronto's planning framework. Building strong, healthy communities in downtown Toronto requires a flexible approach that recognizes the unique characteristics of each site. The Proposed Amendments do not account for differences between certain areas within the *Downtown*, lot sizes or other site-specific considerations. Maintaining the setback standards in the Tall Buildings Design Guidelines is the best way to ensure that planning for tall buildings appropriately accounts for area and site-specific considerations.

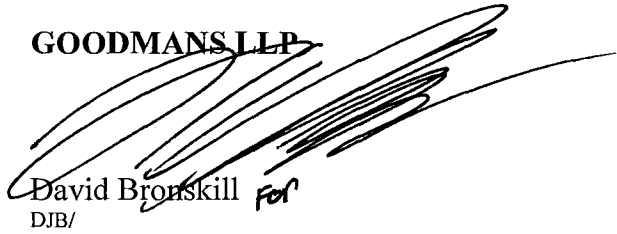
In addition, the Proposed Amendments provide insufficient clarity on key issues. The definition of "tall building", for example, in the proposed Official Plan amendment is vague and it is unclear when its policies are intended to apply.

For these reasons, as well as others, it is our client's view that the Proposed Amendments do not represent good planning. 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~~



David Bronskill *for*  
DJB/