



MUNICIPAL, PLANNING & DEVELOPMENT LAW

7 September 2016

Sent via E-mail & Facsimile

Toronto and East York Community Council
City Clerk's Office
Toronto City Hall
2nd Floor, West Tower
100 Queen Street West
Toronto, Ontario M5H 2N2

Attention: Ellen Devlin, Committee Secretariat

Dear Members of Toronto and East York Community Council:

Re: Item No. TE 18.7 - Toronto and East York Community Council Meeting - 7 September 2016
TOcore: Updating Tall Building Setbacks in the Downtown - City Initiated Official Plan
Amendment and Zoning By-law Amendments

We are counsel to Morguard Investments Limited ("Morguard") in connection with its property located at 50 Bloor Street West (the "Subject Property").

On behalf of our client, we have reviewed the Staff Reports respecting the TOcore amendments, including the draft amendments, and offer the following submissions for Council's consideration.

Submissions

We understand that City Staff have attempted to identify all site-specific zoning by-law amendments that conflict with the proposed new zoning by-law amendments, for which no building permit has been issued, to list them as prevailing by-laws.

On 12 August 2014, the Toronto and East York Community Council ("TEYCC") adopted a Staff recommendation to approve a site-specific zoning by-law amendment to permit a 71 storey mixed-use tall building at the Subject Property (Item No. TE 34.22). At its meeting on 25 August 2014, City Council adopted the TEYCC recommendation to approve the site-specific by-law. The approved site-specific by-law has not been passed, awaiting a final Section 37 Agreement.

Given the approval of the site-specific by-law, it would be appropriate to exempt the site from the provisions of the zoning by-law amendment. It would also be appropriate to exempt the site from any proposed TOcore official plan amendment. Both actions would ensure that the site does not inadvertently become subject to the new provisions prior to the approved site-specific by-law being

Dennis H. Wood Direct: (416) 203-7718 dwood@woodbull.ca

65 Queen Street West Suite 1400 Toronto Ontario M5H 2M5 T (416) 203-7160 F (416) 203-8324 www.woodbull.ca



7 September 2016

enacted. If the site is not exempted, our client will have no option than to appeal the enactment of the zoning by-law and the adoption of any official plan amendment to preserve its rights under the existing policy and zoning regime.

Request for Notice

We formally request to be notified of any meetings of Council or Community Council where reports related to the TOcore amendments will be considered. We also request to be notified of any decision of City Council respecting those amendments.

Yours very truly,

Wood Bull LLP

A handwritten signature in blue ink, appearing to read "Dennis H. Wood", is written over the printed name. The signature is stylized and cursive.

Dennis H. Wood

DHW/rk/dhw

c. Client