

McCarthy Tétrault LLP  
PO Box 48, Suite 5300  
Toronto-Dominion Bank Tower  
Toronto ON M5K 1E6  
Canada  
Tel: 416-362-1812  
Fax: 416-868-0673



**John A.R. Dawson**  
Direct Line: (416) 601-8300  
Direct Fax: (416) 868-0673  
Email: jdawson@mccarthy.ca

*Assistant: Chiu, Stephanie*  
*Direct Line: (416) 601-7863*

September 7, 2016

**Via Email and Courier**

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

**Attention: Chair and Members of Toronto  
and East York Community Council**

Dear Sirs/Mesdames:

**Re: Proposed City-Initiated Official Plan Amendment and Zoning By-law Amendments  
Toronto and East York Community Council Item TE18.7**

We are the solicitors for Deltera Inc. (the "Company") which has an interest in the lands municipally known as 275 Albany Avenue and 420 Dupont Street in the City of Toronto (the "Property").

The Property is the subject of a site-specific Official Plan Amendment and Zoning By-law Amendment which have recently been approved in principle by the Ontario Municipal Board in order to implement a Board-mediated settlement which was endorsed by Council in March of this year.

The Property is located within the area subject to the City-initiated proposed Official Plan and Zoning By-law amendments (the "Amendments") with respect to tower setbacks within the *Downtown and Central Waterfront* in association with the on-going TOcore study.

We are writing to express the Company's concerns with respect to the Amendments as they would apply to the Property.

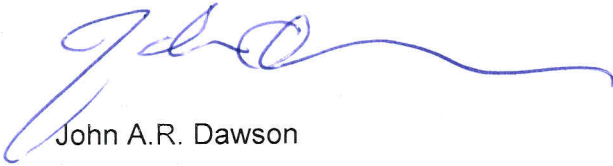
The Company is concerned that the proposed Amendments will impose inappropriate restrictions on the development of the Property that is not consistent with the Council-endorsed settlement which has been approved in principle and is awaiting final approval at the Ontario Municipal Board. In order to ensure the appropriate implementation of the settlement for the Property, we would respectfully request that the Property be exempted from the proposed Amendments. Note that we are requesting that the Property be exempted from the Amendments, rather than exempting the proposed site-specific Zoning By-law amendment which is the subject of the above-referenced settlement, as the Board's final approval of the

instruments implementing the Council-endorsed settlement may occur after Council's enactment of the proposed Amendments.

We submit that the planning and design analysis which underpinned the settlement referred to above demonstrates that the site specific attributes of the Property should properly lead to a different result for the Property than the more generic, area-wide standards provided for in the proposed Amendments.

We would be pleased to discuss these and the other concerns of the Company with respect to the proposed Amendments with City Staff. Please provide us with notice of Council's decision in this matter or of any future consideration by Council, Community Council, or any Committee.

Yours truly,

A handwritten signature in blue ink, appearing to read "John A.R. Dawson", with a long, sweeping horizontal flourish extending to the right.

John A.R. Dawson