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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 Minto Communities Canada Inc. and Minto Properties Inc. (collectively "Minto") as well as Minto's subsidiaries, including but not limited to Bathurst & Front Developments Ltd. as the owner of the lands municipally known as 576, 578 and 580 Front Street West, 25 and 27 Bathurst Street, 33 and 35 and 49 Niagara Street (the "BF Lands"), collectively referred to as the "Company".

Under letter dated June 13, 2016, the Company had advised of its concerns regarding the City-initiated proposed Official Plan and Zoning By-law amendments (the "Amendments") with respect to tower setbacks within the Downtown in association with the on-going TOcore study. With the release of the Supplementary Staff Report dated August 13, 2016, and draft instruments attached thereto, we are writing to advise of further concerns.

While the proposed Amendments now provide that the proposed tower setbacks will not apply to prevent the erection or use of a tower permitted by site specific By-law 2012-1048, as applicable to the BF Lands, our clients are remain concerned that the proposed Amendments will impose inappropriate restrictions on the continued development on the BF Lands. Further, an application for minor variance has recently been filed with respect to the BF Lands and the Company is concerned that the transition provisions of the Amendments fail to recognize relief that may be obtained by way of minor variances. In this regard we are requesting that the BF Lands be exempted from the Amendments.

We would be pleased to discuss these and the other concerns of our clients 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,



Cynthia A. MacDougall

c. John Huffman, Minto Communities – Canada Inc.