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September 6, 2016

Via Email – teycc@toronto.ca

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

**c/o Ellen Devlin
Committee Administrator**
Toronto and East York Community Council
City of Toronto
Toronto City Hall, 2nd Floor
100 Queen Street West
Toronto, Ontario M5H 2N2

Dear Mayor and Members of Council:

**Re: Proposed City-Initiated Official Plan Amendment and Zoning By-law Amendments
Toronto and East York Community Council Item TE18.7 – September 7, 2016**

We are the solicitors for Widmer Residences Corp. and Widmer-Adelaide Corp., the registered owners (collectively the "Owner") of the properties municipally known as 309-315 Adelaide Street West and 30 Widmer Street respectively (collectively the "Property"). The Property is located within the area subject to the City-initiated proposed Official Plan and Zoning By-law amendments with respect to tower distance separation with the Downtown in association with the on-going TOcore study (the "Amendments").

Under cover letter dated June 14, 2016 and on behalf of the Owner, we expressed our concerns with respect to the Amendments. The Owner remains concerned that the Amendments will impose inappropriate restrictions on the development of the Property and on the development of lands generally within the boundaries of the proposed Amendments.

A combined zoning by-law amendment and site plan approval application was filed with the City in October 2014. The zoning by-law amendment portion of the application is before the Board awaiting mediation dates. A two-week hearing is scheduled for March 2017. The Owner is concerned that the transition clause in the Amendments fails to account for development applications that are still in the "pipeline".

The Owner is concerned, amongst other things that the Amendments do not provide for sufficient flexibility to adequately respond to various site-specific considerations, which vary greatly across the *Downtown and Central Waterfront* within the study area. In our view, determining appropriate building setbacks for a given location is not amenable to a one-size-fits-all approach and requires consideration to be given to the context of each site, including the Property.

We are of the opinion that it is the properties themselves that should be exempted from the Amendments and not the existing site-specific zoning by-laws, as this is too narrow an approach and does not adequately/appropriately address the matter of minor variances. We specifically request that the Property be exempted from the Amendments.

Finally, the transition clause in the proposed Amendments fails to account for development applications, such as this one, that are still in the "pipeline".

We would be pleased to discuss these and other concerns of the Owner with respect to the 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

CAM

- c. Ms. Robyn Rabinowitz, Plazacorp Investments Limited
Ms. Julianna Boldt, Plazacorp Investments Limited