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September 6, 2016

**Via Email - [teycc@toronto.ca](mailto: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, 2<sup>nd</sup> Floor  
100 Queen Street West  
Toronto, Ontario M4H 2N2

**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 Plazacorp Properties Limited (the "Company") with respect to the properties municipally known as 15 Wellesley Street East, 20 and 26 Maitland Street (collectively referred to herein as the "Properties"). The Properties are located within the area subject to the City-initiated proposed Official Plan and Zoning By-law amendments with respect to tower distance separation within the Downtown in association with the on-going TOcore study (the "Amendments").

Under cover letter dated June 14, 2016 and on behalf of the Company we expressed our concerns with respect to the Amendments as they related to the Properties. The Company remains concerned that the Amendments will impose inappropriate restrictions on the development of the Properties.

The Company 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 Properties.

We are of the opinion that it is the Properties themselves that should be exempted from the Amendments. We specifically request that the Properties be exempted from the Amendments.

We would be pleased to discuss these and other concerns of the Company regarding 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

CAM/kem

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