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September 7, 2016

**Via Email [teycc@toronto.ca](mailto: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 2-8 St. Thomas Holdings Inc., the owners of lands municipally known as 2 St. Thomas Street, Toronto, and long-term lessees (in excess of 80 years) of the lands municipally known as 4-8 St. Thomas Street (collectively, the "Lands").

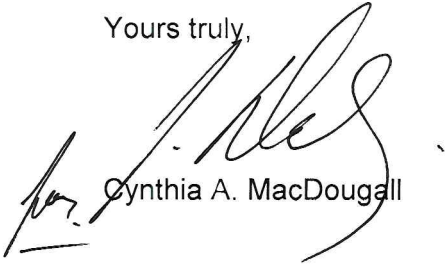
The Lands are located within the area subject to the City-initiated proposed Official Plan and Zoning By-law amendments (the "Amendments") with respect to tower setbacks within the Downtown in association with the on-going TOcore study. We are writing to express the concerns of our client with respect to the Amendments both as applicable to the Lands and throughout the area subject to the Amendments.

The Amendments explicitly exempt site-specific zoning bylaw 60-2008, which is the site-specific bylaw applicable to the Lands. However, bylaw 60-2008 has also been the subject of a number of minor variances, which does not appear to be reflected in the Amendments. Our clients are therefore concerned that the proposed Amendments will impose inappropriate restrictions on the development of the Lands that may directly undermine the construction already underway on the Lands. Therefore we are requesting that the Property be exempted from the Amendments.

Further, above and beyond the site specific concerns referred to above, our clients are concerned that the proposed Amendments do not provide sufficient flexibility to adequately respond to site-specific considerations as arise on individual sites generally and which vary greatly across the Downtown and Central Waterfront. In our view, the Amendments do not adequately allow for consideration of specific design solutions or site specific factors which may warrant different setbacks than those set out in 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