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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 Queen Simcoe Inc., the owners of lands located at 219 Queen Street West (the "219 Lands") which are the subject of By-law 1078-2014(OMB) which permits the development of a tall building. The 219 Lands are currently under construction and are the subject of an application for Site Plan Approval for which Notice of Approval Conditions have been issued.

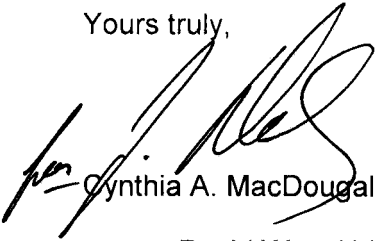
We are also the solicitors for Richmond Peter Inc., the owners of the lands located at 117 Peter Street and 287 Richmond Street West (the "Richmond Peter Lands") which are the subject of By-law 663-2011 and construction of a tall building on these lands is nearing completion. Site Plan Approval has also been obtained for this building and minor variances have been granted to By-law 663-2011.

Both the 219 Lands and the Richmond Peter Lands (collectively the "Properties") 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.

Both Properties are the subject of site specific by-laws amendments and in our view represent good planning. Our clients are concerned that the proposed Amendments may impose inappropriate restrictions on the continued development of the Properties as located within the boundaries of the proposed Amendments and in this regard we are requesting that the Properties be exempted from the Amendments. Our clients are also concerned that the transition clause in the proposed Amendments fails to recognize previous relief obtained by way of minor variances.

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. David Wex, Urban Capital  
Rony Hirsch, Malibu Investments Inc.