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Via Email

Mayor and Members of Council
 Toronto City Hall,
 10th Floor, West Tower
 100 Queen Street West
 Toronto ON M5H 2N2

Dear Sirs/Mesdames:

Re: City-initiated Official Plan Amendment for the Gooderham and Worts Special Identity Area, Triangle Lands and Portions of the West Don Lands - Final Report (OPA 304)
Toronto and East York Community Council Item 25.7

We are the solicitors acting on behalf of Graywood 33 Limited Partnership, 33 Parliament GP Inc. and 2547575 Ontario Inc. (collectively, the "Company"). 2547575 Ontario Inc. is the owner of the lands municipally known as 33 Parliament Street and 37 Parliament Street (the "Property"). The Property is located within the area referred to as the "Triangle Lands" within the King Parliament Secondary Plan.

We are writing to express the Company's concerns with respect to proposed OPA 304, in its current form generally and particularly as it relates to the Triangle Lands, which is the subject of the above referenced item. In our view, further consideration of the form and content of the proposed policies is warranted.

Among the proposed items and new policies contained in proposed OPA 304 which we respectfully submit should be the subject of further consideration by Staff include but are not limited to:

- the view that only one tower is appropriate for the western portion of the block given the opportunities and context of such lands;
- Policy 12.1(c) which provides for a maximum building height of 45-storeys on the eastern portion of the Triangle Lands (notwithstanding the Council-endorsed settlement in support of a 49-storey tower at 31R Parliament Street) and a maximum building height of 30-storeys on the western portion of the Triangle Lands to provide for a downwards transition of heights from east to west towards the St. Lawrence Community.

In our view, a 30-storey height limit unduly limits the design response for the Triangle Lands and is not necessary to achieve an appropriate relationship to the St. Lawrence Community; and

- the proposed standards with respect to shadowing on various locations in the vicinity of the Triangle Lands which, in our view, inappropriately restrictive and/or uncertain in their application.

The proposed policies, as currently drafted, have the potential to undesirably restrict new development within the Triangle Lands.

In light of the foregoing concerns, as well as other concerns, we would respectively suggest that further consideration and consultation with City Staff is warranted to attempt to resolve these concerns prior to adoption of OPA 304 by City Council. In this regard, the Company would be pleased to meet with Staff to discuss its concerns in greater detail and to explore possible refinements to the proposed policies prior to the July City Council meeting.

If you have any questions with respect to the Company's concerns or should you wish to discuss this matter further please do not hesitate to contact the undersigned.

Yours truly,

McCarthy Tétrault LLP



Cynthia A. MacDougall

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