

April 23, 2019

Our File No.: 190184

Toronto and East York Community Council
2nd Floor, West Tower, City Hall
100 Queen Street West
Toronto, ON M5H 2N2

Attention: Ellen Devlin, Secretariat

Dear Sirs/Mesdames:

**Re: Item TE5.9 – 1 Front Street West and 141 Bay Street
City of Toronto File No. 18 199835 STE 28 OZ**

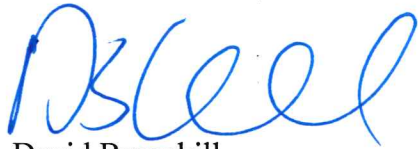
We are solicitors for Ivanhoe Cambridge and Hines in respect of the redevelopment of the lands known municipally as 141 Bay Street (the “**141 Bay Lands**”). On behalf of our client, we are providing our client’s written submissions to the City in respect of the official plan and zoning by-law amendment applications regarding the property known municipally as 1 Front Street West (the “**1 Front Lands**”).

Our understanding is that the official plan amendment application includes some or all of the 141 Bay Lands as part of a proposed site and area-specific policy, although our client was not consulted by the applicant on this approach. Our client is not supportive of a proposed site and area-specific policy that would link the proposed redevelopment of the 1 Front Lands with the 141 Bay Lands and has concerns that such an approach would not be consistent with the Provincial Policy Statement (2014) or conform with the Growth Plan for the Greater Golden Horseshoe (2017). However, our client is prepared to work with the City and the applicant regarding an alternate approach.

Please also accept this letter as our client’s request for notice of any decisions made in respect of this matter.

Yours truly,

Goodmans LLP



David Bronskill

DJB/mr

cc: Client

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