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September 15, 2020

**Via Email**

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

Dear Members of Community Council:

**Re: 1 Front Street West and 141 Bay Street  
TE18.11 - Official Plan Amendment and Zoning Amendment Applications –  
Request for Directions  
TE18.13 - Alterations to a Designated Heritage Property in the Union Station  
Heritage Conservation District Under Parts IV and V of the Ontario Heritage Act  
and Authority to Enter into a Heritage Easement Agreement**

We act on behalf of 1 Front Street West Holdings Ltd. (the “**Company**”) with respect to the above-noted matter.

On behalf of the Company, we would like to express our support for the staff recommendations set out in the Staff Report from Community Planning, dated August 24, 2020 (the “**Planning Staff Report**”), and the Staff Report from Heritage Planning, Urban Design dated August 7, 2020, which support the approval of the proposed alterations and Official Plan and zoning by-law amendments to permit the proposed redevelopment of the lands, which includes the addition of two towers, with heights of 45 and 49 storeys on top of the existing 5-storey building, known as the Dominion Public Building (the “**Proposed Development**”), subject to the conditions for the issuance of the final Local Planning Appeal Tribunal Order and the final form of the Official Plan, zoning by-law amendments and implementing agreements being satisfactory to both the City and the Company.

The Company also supports in principle the proposed package of community benefits to be secured in a Section 37 Agreement set out in the Planning Staff Report subject to the following conditions:

- (a) that the matters proposed to be secured in a Section 37 Agreement, and the Proposed Development shall not be subject to any community benefits charge by-law passed or approved pursuant to the *Planning Act*, as amended; and
- (b) that the Proposed Development shall not be subject to any inclusionary zoning by-law passed by the City and that the above-referenced Section 37 Agreement may, at the Company’s discretion, unwind in accordance with the City’s standard language therefor, should such a situation occur, or appropriate transition provisions be provided that are satisfactory to the City and the Company.

If there are any issues regarding the above, or further clarification is required, we respectfully propose that the matters be resolved between the September 16<sup>th</sup> Community Council meeting and the Council meeting on September 30<sup>th</sup>/October 1<sup>st</sup>.

Representatives of the Company will be in attendance at the Community Council meeting to speak further to the proposal and to answer any questions.

Thank you for your consideration.

Yours truly,

McCarthy Tétrault LLP

Per:



Cynthia A. MacDougall

c: Art Philips, 1 Front Street West Holdings Ltd.  
Peter Smith, Bousfields Inc.  
Daniel Elmadany, City of Toronto Legal Services