



June 29, 2022

Via E-Mail: [teycc@toronto.ca](mailto:teycc@toronto.ca)

Ellen Devlin, Administrator  
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File# 22666-1

Dear Ms. Devlin:

**Re: Letter of Objection  
TE34.57 – 15 Charles Street East & 16 Isabella Street, Zoning Amendment  
Application**

We are the solicitors for Philstein Ltd., the owner of the lands municipally known as 665 and 667 Yonge Street in the City of Toronto.

On behalf of our client, we are writing to express our client's significant concern with the proposed Zoning By-law Amendment and Site Plan Approval Applications (collectively, the "**Applications**") for 15 Charles Street East and 16 Isabella Street (the "**Subject Property**"). The Applications are proposed to facilitate a 54-storey mixed-use building with 549 residential units and 146m<sup>2</sup> of commercial space. Our client's property is immediately west of the Subject Property with Biscuit Lane, a public laneway, separating the two properties. A letter outlining our client's concerns was previously provided to city staff on May 3, 2022.

As noted in our previous letter, despite Zoning By-law 569-2013, as amended, which requires a 12.5m tower setback from the centre line of the abutting lane, the Applications propose no setback from Biscuit Lane, resulting in a tower setback of only 1.8m from the centre line of the lane. There is no proper planning justification provided in the Applications for eliminating the tower separation requirements and despite the opinions expressed in the Applications, it is not up to the Applicant to determine the development potential of our client's property.

Our client's lands have significant development potential as part of a lot consolidation with adjacent properties fronting onto Yonge Street. Our client has been approached several times over the last two years by developers for this purpose. The required minimum 12.5m tower setback should continue to apply to ensure that our client's property is not negatively impacted by these Applications.

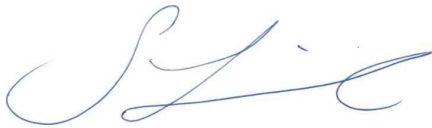
Our client concurs with findings of the Request for Directions staff report dated June 9, 2022. Staff do not support the proposed size and configuration of the site as contemplated in the Applications and reiterate our client's concerns that the proposed tall building does not provide adequate setbacks and separation distances. Our client is also in agreement with the staff conclusion that the proposal does not demonstrate that the site can accommodate a tall building while achieving objectives including tower separation, adequate setbacks and fit within the existing and planned surrounding context.

We understand that the Applicant has appealed the application to the Ontario Land Tribunal. In light of the foregoing, our client requests that City Council oppose the application and require that any future proposal on the lands incorporate the required 12.5m tower setback.

Please provide the undersigned with written notice of all steps taken in the review of these Applications.

Yours truly,

Cassels Brock & Blackwell LLP

A handwritten signature in blue ink, appearing to read 'Signe Leisk', with a stylized flourish at the end.

Signe Leisk  
Partner

SL/MP/OA/cm

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