

DEVINE PARK LLP

PLANNING AND DEVELOPMENT LAWYERS

Patrick J. Devine
patrick.devine@devinepark.com
D 416.645.4572

Devine Park LLP
250 Yonge St., Suite 2302
P.O. Box. 65
Toronto ON M5B 2L7

T 416.645.4570
F 416.645.4569

Matter No. P752-01

January 10, 2017

DELIVERED BY EMAIL AND COURIER

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

Attention: Ms. Ellen Devlin, Administrator

Dear Ms. Devlin:

RE: 260-270 and 274-322 King Street West – Part Lot Control Exemption Application – Final Report
- **Reference No.: 16 172771 STE 20 PL**
- **Item No. TE21.2, to be considered by Toronto and East York Community Council on January 17, 2017**

Please be advised that we are the solicitors for Ed Mirvish Enterprises Ltd. and 276 King West Inc., the owners of the lands known municipally as 260-270 King Street West and 274-322 King Street West in the City of Toronto, and the subject of the above-noted Part Lot Control Exemption Application.

We have reviewed the Final Report of the Director, Community Planning, Toronto and East York District dated December 16, 2016, the recommendations to Council and the Draft Part Lot Control By-law with respect to the Part Lot Control Exemption Application. We are pleased to support City Planning's recommendations to City Council with respect to the enactment of a Part Lot Control Exemption By-law on the Subject Lands. However, we would like to note two matters of clarification.

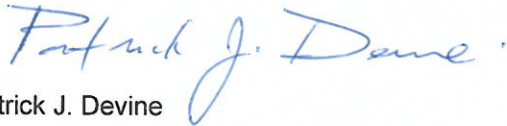
Firstly, with respect to Recommendation 2(i), although it is not clear, it is our understanding that the obligation will require that the owner provide proof of payment of all instalments of property taxes that have become due for the subject lands to the satisfaction of the City Solicitor.

Secondly, upon review of Schedule "A" to the Draft Part Lot Control By-law, it appears that the legal description for the subject lands is incomplete. The correct legal description is attached as Appendix "A" to this letter. We respectfully request that the current legal description be replaced with the legal description outlined in Appendix "A".

Should you have any questions about the matters discussed herein, please do not hesitate to contact the undersigned.

Yours very truly,

Devine Park LLP

A handwritten signature in blue ink that reads "Patrick J. Devine". The signature is written in a cursive style with a large, stylized initial 'P'.

Patrick J. Devine
PJD/SHL

cc: Ed Mirvish Enterprises Ltd.
Projectcore Inc.
Lynda Macdonald, Manager, Toronto & East York Community Planning, West Section
Susan Mcalpine, Senior Planner, Toronto & East York Community Planning, West Section
Stephen Bradley, Solicitor, Planning and Administrative Tribunal Law

Appendix "A"

LEGAL DESCRIPTION OF

260 - 270 and 274 – 322 KING STREET WEST

In the City of Toronto and Province of Ontario, being composed of Block A Registered Plan 216E and Part of Block D Registered Plan 223E, more particularly described as follows:

1. 260 King Street West

PIN 21411-0285(LT)

PT BLK D PL 223E TORONTO PT 2 66R28995; BOUNDARIES CONFIRMED BY 63BA1148 REGISTERED AS CT278360; CITY OF TORONTO

2. 266-270 King Street West

PIN 21411-0284(LT)

PT BLK D PL 223E TORONTO PT 1 66R28995; BOUNDARIES CONFIRMED BY 63BA1148 REGISTERED AS CT278360; TOGETHER WITH AN EASEMENT OVER PT BLK D PLAN 223E PART 3 ON 66R28995 AS IN CA751984; CITY OF TORONTO

3. 274-276 King Street West

PIN 21411-0283(LT)

PART OF BLOCK A ON PLAN 216E DESIGNATED AS PART 1 ON PLAN 66R28904; CITY OF TORONTO

4. 284-286 King Street West

PIN 21411-0282(LT)

PART OF BLOCK A ON PLAN 216E DESIGNATED AS PART 4 ON PLAN 66R28902; CITY OF TORONTO

5. 300 King Street West

PIN 21411-0281(LT)

PART OF BLOCK A ON PLAN 216E DESIGNATED AS PART 3 ON PLAN 66R28902; TOGETHER WITH AN EASEMENT OVER PART OF BLOCK A ON PLAN 216E DESIGNATED AS PART 2 ON PLAN 66R28902 AS IN CA751986; CITY OF TORONTO

6. **322 King Street West**

PIN 21411-0280(LT)

PART OF BLOCK A ON PLAN 216E DESIGNATED AS PARTS 1 AND 2 ON PLAN
66R28902; SUBJECT TO AN EASEMENT OVER PART 2 ON PLAN 66R28902 IN FAVOUR
OF PART OF BLOCK A ON PLAN AS IN CA751987; CITY OF TORONTO