

Reply to the Attention of	Mary Flynn-Guglietti
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Our File No.	94978
Date	September 5, 2017

DELIVERED BY EMAIL – teycc@toronto.ca

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

Attention: Ms. Ellen Devlin, Secretariat

Dear Chair and Members of the Toronto and East York Community Council:

**Re: September 6, 2017 TEYCC Meeting
Item No. TE26.14
Designation of the King-Spadina Heritage Conservation
District under Part V of the Ontario Heritage Act
Our Client: King Jay Developments Ltd. (“Great Gulf”)
Property: 357 King Street West, City of Toronto**

We are the solicitors retained to act on behalf of King Jay Developments Ltd. (“**Great Gulf**”), the owner of lands municipally known as 357 King Street West (the “**Property**”), which is located in the City’s downtown and specifically within the boundary of the proposed King-Spadina Heritage Conservation District (“**King Spadina HCD**”).

By way of background an application to amend the City of Toronto Zoning by-law was approved through an Ontario Municipal Board settlement in 2012 resulting in the approval of site specific by-law no. 1556-2012. The site specific by-law permitted the development of a mixed use building of 132.3 metres in height (40 storeys) and a total gross floor area of 23,988 square metres (including 184 square metres of non-residential GFA and 23,804 square metres of residential GFA). A maximum of 350 residential dwelling units was permitted.

In the fall of 2016 we submitted, on behalf of our client, an application to amend site specific by-law no. 1556-2012. At the City Council meeting of July 7th, 2017 Council approved the amending by-law, being by-law no. 812-2017. I am attaching for ease of reference a copy of the amending by-law. The Clerk’s office of the City of Toronto has confirmed that no appeals were received and by-law no. 812-2017 is now final and binding. On August 2, 2017 we filed on behalf of our client the formal application for site plan approval with the City of Toronto Planning Department. As of the date of writing this letter the site plan approval has not yet been received. We write this letter to ensure that should the TEYCC and later the Council of the City of Toronto, adopt the recommendations of the Chief Planner and Executive Director of City

Executive Director of City Planning to approve the designation of the King Spadina HCD, that said designation does not adversely impact the proposed development of the Property as permitted by site specific by-law no. 812-2017 passed by Council in July of 2017.

We therefore request that the Property be excluded from the Part V King Spadina HCD designation. We respectfully request that we be notified of any decisions of the TEYCC and Council in connection with this matter.

Yours truly,



Mary Flynn-Guglietti

Cc: Alan Vihant, Great Gulf
Michael Fox, King Jay Developments Ltd.