

October 9, 2019

Toronto and East York Community Council
2nd floor, West Tower, City Hall
100 Queen St. W.
Toronto, ON M5H 2N2

Attention: Ms. Ellen Devlin, Committee Administrator

Dear Chair and Members of Community Council:

Re: NOTICE OF CONCERN with the proposed City Initiated King-Parliament Secondary Plan Review (the “Secondary Plan”) as it affects the properties municipally known as 176 & 178 Front Street East and 33 Sherbourne Street

And Re: REQUEST FOR RECEIPT OF ANY AND ALL FUTURE REPORTS in respect of the City Initiated King-Parliament Secondary Plan Review – Proposed Secondary Plan

And Re: REQUEST FOR NOTIFICATION of any meetings of Council, Committees of Council, Community Council and/or Public Meetings and/or Community Information Meetings where the City Initiated King-Parliament Secondary Plan Review – Proposed Secondary Plan is to be considered

And Re: REQUEST FOR NOTIFICATION of the passage of the City Initiated King-Parliament Secondary Plan Review – Proposed Secondary Plan

Toronto and East York Community Council Item Number: TE9.32

We are the solicitors for Front-Sherbourne Developments Inc., the owner of the property municipally known as 176 & 178 Front Street East and 33 Sherbourne Street (the “Site”) in the City of Toronto. The Site is located on the northeast corner of Front Street East and Sherbourne Street, which Site is located within the boundaries of the proposed Secondary Plan.

Following an extensive pre-consultation process with City Staff and the local community association in 2018, our client filed a “complete application” for rezoning on March 12, 2019, which application is in full compliance with the “in force” official plan policies applicable to the Site. Following a continued cooperative consultation process with City Staff, our client presented its proposal to the Design Review Panel, whose comments were extremely positive, resulting in further revisions in response to the constructive criticism received at that time. On September 3, 2019, our client filed a formal resubmission of the application for rezoning,

coupled with a new application for Site Plan Approval, which changes we had hoped would result in a final report being placed before Community Council prior to the end of 2019.

Furthermore, in the continued “spirit of cooperation”, while our client maintained an open discussion with a local community association, the community at-large attended a local community information meeting where the up to date revisions to our client’s proposal were presented. In light of the fact that our client had relied upon the “in force” official plan and secondary plan policies in making a decision to acquire the site and in pursuing the approvals which have been processed by the City over the past year and a half, we are formally requesting that any proposed amendments to the applicable Secondary Plan recognize the existing approvals which form the basis of our client’s ongoing application.

Please accept this letter as our client’s formal request that the writer, as well as our client (Front-Sherbourne Developments Inc. at the address noted below) be provided with notice of any meetings of Council, Committees of Council, Community Council or Public Meetings/Community Consultation Meetings where reports related to the proposed Secondary Plan are to be considered. We also respectfully request that both our client and the writer be forwarded copies of any future reports and/or proposed by-laws related to the proposed Secondary Plan. Finally, we would respectfully request that both the writer and our client be notified of the City’s passage of the proposed Secondary Plan.

Should you have any questions or require any additional information, please do not hesitate to contact the writer, or Graham Frank, a planner in our office.

Yours very truly,



Adam J. Brown

Cc: Front-Sherbourne Developments Inc.
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Attn. Jude Tersigni