

1175484 Ontario Inc., 1606072 Ontario Inc.,
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TO : CITY OF TORONTO

ATTN : CITY OF TORONTO CITY CLERK
C/O Toronto-East York Community Council
Ellen Devlin, Secretariat
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BY EMAIL
Email: Michelle.Drylie@toronto.ca

DATE : OCTOBER 4TH, 2019

RE: CITY INITIATED KING PARLIAMENT SECONDARY REVIEW

**WRITTEN SUBMISSION WITH RESPECT TO THE CITY OF TORONTO KING-
PARLIAMENT SECONDARY PLAN REVIEW.**

Oct 10-19 Community Council Meeting item 9.32

Dear Secretariat, Toronto-East York Community Council

With respect to the City of Toronto initiated King-Parliament Secondary Plan Review, please note that we hereby give notice in writing as owners of 301, 305-311, and 315 Queen Street East, our intention to appeal the entire review to LPAT as the Review policies as proposed will squash development potential in Toronto's Downtown East and will eliminate any redevelopment potential of my company's properties.

As well, with this written submission, we wish to confirm and record our intended plans to build a high-rise rental or condominium apartment building in the 19-25 storey height range to in part fill the current

and expected crisis level shortage of rental apartment housing and /or create affordable and liveable high-rise condominium ownership living in the area. As your Planning and Legal Departments know, in the year 2016, we filed a complete development application for a high-rise condominium project (tall building), which is now before OMB/LPAT for a new hearing soon. It is Case No(s): PL 161267 for your reference. We wish to remind staff we have been seeking approvals for almost three (3) years to build what we believe is a quality development that indirectly will preserve one of Toronto's historic churches built in 1871 and keep many Toronto citizens with employment from the private and public events held at the church venue.

This King Parliament Secondary Plan Review has some merit in our-view; however, we already have an Official Plan for Toronto, an existing Secondary Plan for the King-Parliament Area, Tall Building Guidelines and Toronto Core policies in place. This Plan if adopted will just put up more policy hurdles to put more needed projects into the expensive and time consuming LPAT process. This study if implemented is going to push the cost of development up and in-turn push the price of rental apartment and condominiums up in Downtown East-Toronto as it will curb supply as many sites will not fit the pre-cast perfect high-rise mold proposed in this Secondary Plan Review.

The proposed built-form patterns and policies with respect to building height (8 stories in your new Secondary Plan Review versus no high limit in current Secondary Plan), proximity to a heritage site, and massing cited in the King Parliament Secondary Plan Review areas do not afford this property with sufficient height and density to achieve our desired intended plans for 301, 305-311 and 315 Queen Street East, which will provide needed housing and sufficient funds to restore the historic '1871' Berkeley Church, therefore we are requesting that the City of Toronto modify the proposed Secondary Plan Review Policies to provide for our proposed development that is located on the proposed Ontario subway Relief Line, where more density and height is suppose to be supported by the City (as per ToCore Policies) for sites close to proposed higher order transit and proposed transit stations.

As such, by this submission, we are preserving our rights to appeal this City of Toronto King-Parliament Secondary Plan initiative to the Local Planning Appeal Tribunal and wish you to confirm our existing development application filed in 2016 is exempt from any new proposed policy changes proposed in this City King Parliament Secondary Plan Initiative if adopted by Toronto Council.

Can you please put us on the speakers list for any up-coming meeting in the event we also wish to make an oral submission before Council and would like to be put on the mailing list for this Secondary Plan Review.

We appreciate your consideration and time.

Sincerely

Douglas Wheler, Director

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