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January 23, 2020

BY EMAIL

Our File No.: 136146

Mayor and Members of City Council
City of Toronto
100 Queen Street West
Toronto ON
M5H 2N2

Attn: Ulli Watkiss, City Clerk

Dear Ms. Watkiss:

**Re: King-Spadina Secondary Plan Update – Final Report and Draft King-Spadina Secondary Plan
Item TE12.4
Council Meeting Date: January 29, 2020**

We act on behalf of GG Duncan Inc. in connection with the lands at 266-270 and 274-322 King Street West. These lands are located in the King-Spadina area and are subject to Site and Area Specific Policy ("SASP") 13.2 in the King-Spadina Secondary Plan and site specific Zoning By-law No. 1481-2017.

In December 2018, our client submitted an application for Rezoning and Official Plan Amendment in order to permit some revisions to the previous site specific approvals in place on the lands.

We are aware that its meeting on January 29, 2020, City Council will be considering a Staff Report entitled "King-Spadina Secondary Plan Update – Final Report", dated December 12, 2019 and a draft King-Spadina Secondary Plan.

We have had an opportunity to review the draft Secondary Plan on behalf of our client. We note that the above noted SASP is proposed to be carried forward in the new Secondary Plan and our client is satisfied in that respect. However, we note that unlike the recently approved Downtown Plan, the draft Secondary Plan does not incorporate any policies to address the issue of transition. In our submission, it would be appropriate to add a transition policy to clarify that the Secondary Plan does not apply to sites which are subject to development applications that have been submitted prior to the Secondary Plan coming into force.

We are therefore requesting that the draft King-Spadina Secondary Plan be referred back to planning staff with a request that a transition policy similar to that contained in the Downtown Plan, be included.


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Please provide us with notice of all upcoming public meetings and any decisions of City Council, including Committees of Council, concerning this proposed Secondary Plan.

Thank you for your consideration of the foregoing.

Yours truly,

AIRD & BERLIS LLP



Kim M. Kovar
KMK/as

cc: Client, via email

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