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Our File No.: 170992

City Council
12th Floor, West Tower, City Hall
100 Queen Street West
Toronto, ON M5H 2N2

Attention: Marilyn Toft, Secretariat

Dear Sirs/Mesdames:

**Re: King-Spadina Secondary Plan
400-420 King Street West**

We are solicitors for Charlotte King Residences Corp., who are the owners of the properties known municipally as 400-420 King Street West (the "**Property**"). We are writing to express our client's concerns with the proposed updated King-Spadina Secondary Plan (the "**Secondary Plan**").

At its meeting commencing on July 16, 2019, City Council accepted our client's settlement offer and directed City staff to attend before the Local Planning Appeal Tribunal in support of the proposed redevelopment of the Property, with any final order withheld pending satisfaction of certain matters. The settlement hearing is scheduled to occur on March 23, 2020.

Absent the inclusion of clear transition policies in the Secondary Plan, it is unclear how the City intends to apply the Secondary Plan to active planning matters or the weight that the City submits the Tribunal should give the Secondary Plan on matters that are before it under appeal. One option available to City Council is to exclude the Property from the application of the Secondary Plan. Another option would be to direct staff to include clear transition policies as included in the approved Downtown Plan and Midtown Plan.

Absent either of these options, and the resulting lack of clarity as to the application of the Secondary Plan to the settlement hearing, our client's concern with the mandatory and rigid nature of many proposed policies would likely require a protective appeal. Our client's concerns include (but are not limited to) policies 1.4, 1.5, 3.1.2.1, 3.1.2.2, 4.3, 4.4, 4.7, 6.3, 6.6 and 8.3.

This communication should be treated as our client's written representation in accordance with the *Planning Act*. We would also appreciate receiving notice of any decision of City Council in respect of this matter.

Yours truly,

Goodmans LLP



David Bronskill
DJB/

cc: Client

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