

1734140 Ontario Limited

100 - 6021 Yonge St.

Toronto M2M 3W2

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April 30, 2021

To: Toronto and East York Community Council

c/o City Clerk.

To: Marilyn Toft and Ellen Devlin

And To: Chair and Members of City Council

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Re; Notice of Concern and Comments with the proposed City-initiated

King-Parliament Secondary Plan Review- proposed Secondary Plan and Zoning by-law Amendment as it affects our site.

Re: TE24.11 adopted April 21, 2012 by Toronto and East York Community Council

Re: consideration of the above item by City Council on May 5, 2021

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**COMMENTS:**

381-387 Richmond St East is owned by 1734140 Ontario Limited ("4140"), a future development site ("site") sized at one acre, which we intend to develop in the near future.

We submitted comments to Community Council on October 10, 2019 and again on Nov. 28, 2020, and we now wish to make further comments, as follows:

1. The proposed OPA and ZBLA is not in conformity with the Growth Plan as amended, and is not consistent with the Provincial Policy Statement 2020, and do not give sufficient regard to the matters of provincial interest listed in section 2 of the Planning Act.

2. Referring to the proposed by-law amendment found in attachment 2 section 2-2 with reference to the Old Town Policy Area at page 11, the built form policies, building setbacks and stepbacks, maximum streetwall heights, angular planes, maximum building heights, and other proposed restrictions, are unduly restrictive and should be changed. In particular, the maximum height should be 120 m not 90 m. The maximum streetwall height should not be limited or should be higher.
3. Referring to the proposed Secondary Plan, we disagree with the restrictions and policies in Section 5, "Parks and Public Realm", and in section 8, "Old Town Policy Area".
4. Please give us Notice of adoption of any Official Plan Amendment or Notice of passing of any Zoning By-Law Amendment, and all other matters, meetings, reports, arising out of this process.

Yours very truly,

**1734140 Ontario Limited**

A handwritten signature in black ink, appearing to read "M. Domovitch", written over the printed name.

Michael Domovitch,  
CEO