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By E-mail

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

Attention: Ms. Marilyn Toft

Dear Sirs/Mesdames:

**Re: TE24.11 – King-Parliament Secondary Plan Review - Final Report,
Secondary Plan and Zoning By-law Amendments
Letter of Concern
1979351 Ontario Inc. & Queen River Limited Partnership)
28 River Street & 550 Queen Street East, Toronto**

We are counsel to 1979351 Ontario Inc. and Queen River Limited Partnership by its general partner 1979351 Ontario Inc., the respective owners of the properties municipally known in the City of Toronto as 28 River Street & 550 Queen Street East (the “**Property**”). The Property is located adjacent to the northern boundary of the draft King-Parliament Secondary Plan (the “**Secondary Plan**”) and the draft King-Parliament Zoning By-law Amendment (the “**KP ZBA**”).

Our client is concerned with certain aspects of the Secondary Plan and the KP ZBA and, in particular, the policies and implementing zoning regulations for the Queen Street Policy Area.

These draft policies and regulations impose a rigid set of built form requirements along the Queen Street corridor, including blanket restrictions on building height to a maximum of 25 metres, minimum setbacks over heritage buildings, prohibitions on cantilevering over certain setbacks and setbacks, and other restrictions. These “broad brush” policies and regulations limit the possibility for unique architectural and design solutions, and, in some cases, fail even to recognize the existing planned context of approved developments in the area.

Please provide us with notice of all upcoming meetings of Council and Committees of Council at which the Secondary Plan and KP ZBA will be considered, and we ask to be provided with notice of Council’s decision with respect to this item.

Yours truly,



For: Calvin Lantz

CL/jsc

cc. Client