

April 27, 2021

By E-Mail

Toronto City Council
c/o Ellen Devlin, Administrator, Toronto and East York Community Council
Toronto City Hall
100 Queen Street West, 2nd Floor West
Toronto, Ontario
M5H 2N2

Dear Ms. Devlin:

**Re: Proposed City-Initiated Amendments to the Official Plan and Zoning By-law
No. 569-2013 for the King-Parliament Secondary Plan Area
City Application No. 18 223807 SPS 00 OZ
Agenda Item: TE24.11**

We are counsel to Lanterra Parliament Developments Limited (“Lanterra”), the owner of lands municipally known as 31 Parliament Street (the “Lands”), which are located within the King-Parliament Secondary Plan area.

We understand that at its meeting on April 21, 2021, Toronto and East York Community Council (“TEYCC”) considered a staff report from the Director of Community Planning, Toronto and East York District, dated March 30, 2021 (the “Staff Report”). The Staff Report recommends, among other things, the adoption of an Official Plan Amendment (draft Official Plan Amendment No. 525), which includes an updated King-Parliament Secondary Plan (the “Proposed OPA”), and amendments to Zoning By-law No. 569-2013 (the “Proposed ZBA”), resulting from the City-initiated review of the King-Parliament Secondary Plan (the “Secondary Plan”). We further understand that the recommendations in the Staff Report were adopted, without amendment, by TEYCC and will be considered by City Council at its meeting scheduled for May 5 and 6, 2021.

By way of background, Lanterra acquired the Lands from the previous owner, 1150782 Ontario Inc., and, in doing so, assumed carriage of various outstanding appeals to the Local Planning Appeal Tribunal (the “Tribunal”) in respect of the Lands. Among other things, there are outstanding appeals to the Tribunal under LPAT Case No. PL170101 of site-specific applications to amend the Secondary Plan and the former City of Toronto Zoning By-law No. 438-86 (“ZBL 438-86”) to permit a high-density mixed-use development on the Lands (the “Proposed Development”).

Following a settlement between the former owner of the Lands, the City of Toronto and other parties, the Tribunal issued a Decision on July 19, 2018, as amended on August 10, 2018, approving amendments to the Secondary Plan and ZBL 438-86, in principle, but withheld its final Order pending the satisfaction of various conditions. The Tribunal's final Order has not yet been issued, as Lanterra continues to work with the City to satisfy the outstanding conditions. In addition, Lanterra has since submitted a Site Plan Control application to the City to permit the Proposed Development (Application File No. 19 228251 STE 10 SA), which is currently under review.

Lanterra objects to any new policies or zoning provisions being considered through the Proposed OPA and/or Proposed ZBA that could have the effect of imposing any additional requirements or restrictions on the Lands that are contrary to the Proposed Development. Likewise, and given the various outstanding matters referred to above, it would be appropriate to exempt the Lands from the Proposed OPA and the Proposed ZBA, particularly prior to the Tribunal issuing its final Order under Case No. PL170101.

Kindly ensure that we receive notice of any decision(s) of City Council regarding this matter.

Yours truly,
DAVIES HOWE LLP



Mark R. Flowers
Professional Corporation

copy: Client
Michael Goldberg and Todd Trudelle, Goldberg Group