

April 15, 2021

Toronto and East York Community Council
2nd floor, West Tower, City Hall
100 Queen St. W.
Toronto, ON M5H 2N2

Attention: Ms. Ellen Devlin, Committee Administrator

Dear Chair and Members of Community Council:

Re: NOTICE OF CONCERN with the proposed City Initiated King-Parliament Secondary Plan Review – Proposed Secondary Plan and Zoning By-law Amendments as it affects the properties municipally known as 176 & 178 Front Street East and 33 Sherbourne Street

And Re: REQUEST FOR RECEIPT OF ANY AND ALL FUTURE REPORTS in respect of the City Initiated King-Parliament Secondary Plan Review – Proposed Secondary Plan and Zoning By-law Amendments

And Re: REQUEST FOR NOTIFICATION of any meetings of Council, Committees of Council, Community Council and/or Public Meetings and/or Community Information Meetings where the City Initiated King-Parliament Secondary Plan Review – Proposed Secondary Plan and Zoning by-law Amendments are to be considered

And Re: REQUEST FOR NOTIFICATION of the passage of the City Initiated King-Parliament Secondary Plan Review – Proposed Secondary Plan and Zoning By-law Amendments

Toronto and East York Community Council Item Number: TE24.11

We are the solicitors for Front-Sherbourne Developments Inc., the owner of the property municipally known as 176 & 178 Front Street East and 33 Sherbourne Street (the “Site”) in the City of Toronto. The Site is located on the northeast corner of Front Street East and Sherbourne Street, which Site is located within the boundaries of the proposed Secondary Plan and related implementing by-laws.

Following an extensive pre-consultation process with City Staff and the local community association in 2018, our client filed a “complete application” for rezoning on March 12, 2019, which application was in full compliance with the “in force” official plan policies applicable to the Site. On September 30, 2020, following a continued cooperative consultation process with

the local community and City Staff, City Council approved our Client's site-specific rezoning application facilitating the redevelopment of the Site with a mixed-use tower.

Our client submitted a letter to this community council on October 9th, 2019, in response to the initial consideration of the above-noted secondary plan. In this letter, our client outlined their concerns with the implementation of the proposed plan not recognizing the existing approvals and in-force policies which formed the basis of our client's application, which application as noted above, has now been approved by City Council. Our client's concerns as outlined in that letter remain, pending approval of the final form of the zoning by-law amendments implementing City Council's approval of our client's site-specific application for rezoning.

Please accept this letter as our client's formal request that the writer, as well as our client (Front-Sherbourne Developments Inc. at the address noted below) be provided with notice of any meetings of Council, Committees of Council, Community Council or Public Meetings/Community Consultation Meetings where reports related to the proposed Secondary Plan and Zoning by-law amendments are to be considered. We also respectfully request that both our client and the writer be forwarded copies of any future reports and/or proposed by-laws related to the proposed Secondary Plan. Finally, we would respectfully request that both the writer and our client be notified of the City's passage of the proposed Secondary Plan and By-law amendments.

Should you have any questions or require any additional information, please do not hesitate to contact the writer, or Graham Frank, a planner in our office.

Yours very truly,

A handwritten signature in black ink, appearing to read 'Adam J. Brown', with a stylized, looped initial 'A' and a trailing flourish.

Adam J. Brown

Cc: Front-Sherbourne Developments Inc.
4711 Yonge Street, Suite 1400
Toronto, ON, M2N 7E4
Attn. Jude Tersigni