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April 20, 2020
File No. 137187.1006

By E-mail
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Toronto and East York Community Council
City Hall
100 Queen Street West
Toronto, ON M5H 2N2

Attention: Ms. Ellen Devlin, Committee Administrator

Dear Sirs/Mesdames:

**Re: TE24.11 – King-Parliament Secondary Plan Review - Final Report, Secondary Plan and Zoning By-law Amendments
Letter of Concern
Alterra Finer – Corktown Ltd.
18 – 32 Eastern Avenue, 1 Gilead Place and 2 Sackville Street**

We are counsel to Alterra Finer – Corktown Ltd. (“**Alterra**”), the owner of the property municipally known in the City of Toronto as 18 – 32 Eastern Avenue, 1 Gilead Place and 2 Sackville Street (the “**Property**”). The Property is proposed to be subject to the draft King-Parliament Secondary Plan (the “**Secondary Plan**”) and King-Parliament Zoning By-law Amendment (the “**KP ZBA**”).

On May 18, 2017, Alterra appealed the site specific Official Plan Amendment (“**OPA**”) and Zoning By-law Amendment (“**ZBA**”) Application (Municipal File No. 16 216777 STE 28 OZ) for the Property to the Local Planning Appeal Tribunal (“**LPAT**”) due to Council’s non-decision. In a decision issued on August 21, 2019, the LPAT approved the OPA and ZBA in principle (LPAT Case No. PL170624), with final approval being withheld upon the satisfaction of several conditions.

Alterra submitted a site plan approval (“**SPA**”) application for the Property and has been working cooperatively and diligently with City Staff to satisfy the LPAT’s approval conditions and to finalize the OPA and ZBA so to bring the matter back before the LPAT for final approval.

There are no transition provisions in the Secondary Plan or the KP ZBA. Applying the Secondary Plan and the KP ZBA to the Property at this time is unfair given how far Alterra has progressed towards having the site specific OPA and ZBA approved.

To avoid Alterra having to appeal the Secondary Plan and the KP ZBA, we ask that the Property be exempt and excluded from the Secondary Plan and the KP ZBA.

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,



Calvin Lantz
Partner

CL/na

cc. Matt Longo, *City of Toronto*
Megan Rolph, *City of Toronto*
Robert Cooper, *Alterra-Finer Corktown Ltd.*
Sasha Lauzon, *Bousfields*