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April 19, 2021

File No. 123349

BY EMAIL

Ellen Devlin  
Toronto and East York Community Council  
2<sup>nd</sup> Floor, West Tower, City Hall  
Toronto, ON  
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[teycc@toronto.ca](mailto:teycc@toronto.ca)

Dear Chair and Members of Toronto and East York Community Council:

**Re: King Parliament Secondary Plan and Zoning By-law Amendments  
Item TE24.11  
Toronto and East York Community Council Meeting of April 21, 2021**

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Please be advised that Aird & Berlis LLP acts on behalf Richmond Residential Limited Partnership, the owner of the properties municipally known as 245-285 Queen Street East, 348-410 Richmond Street East, 88-106 Ontario Street and 8-12 Brigden Place.

Aird & Berlis LLP also acts on behalf of QP Residential GP Inc., the owner of the properties known municipally as 351, 353, 371, 373 Queen Street East, 161 Parliament Street and 80, 82, 90, 92, 94 Power Street.

Both of the above noted properties (the "Properties") are the subject of development applications which have previously been approved in principle by the LPAT, subject to certain conditions which our client is in the process of satisfying.

We have had an opportunity to review the King Parliament Secondary Plan (the "draft Secondary Plan") and Zoning By-law Amendments as well as the Staff Report dated March 30, 2021 which accompanied the draft instruments.

Our clients are concerned with the lack of a transition policy in the draft instruments. In our view, a provision should be added to clarify, among other things, that the Secondary Plan and Zoning By-law Amendments do not apply to properties which are the subject of appeals to the LPAT and for which no final Order has been issued.

We reserve our right to raise other grounds of objection with respect to the substantive provisions and merits of the proposed instruments, should the City fail to include a full transition provision in the instruments to clearly exempt the Properties from their application.

Lastly, we request that the undersigned be provided with notice of any future meetings related to this matter and for notice of any decision of City Council, including its Committees of Council, concerning the draft Secondary Plan and associated Zoning By-law Amendments.

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Thank you for your consideration of this request.

Yours truly,

AIRD & BERLIS LLP

A handwritten signature in black ink, appearing to read 'Tom Halinski', with a stylized flourish at the end.

Tom Halinski

TH/LD

c: Client  
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