

April 20, 2021

**VIA EMAIL - teycc@toronto.ca**

**Ellen Devlin**  
**City Clerk, Administrator**  
**Toronto East York Community Council**  
 100 Queen Street West, 2<sup>nd</sup> Floor West  
 Toronto, ON M5H 2N2

Dear Ms. Devlin:

**Re: King Parliament Secondary Plan OPA and ZBA No. 18 223807 SPS 00 OZ**  
**Re: TEYCC Meeting April 21, 2021**

Please be advised we are the solicitors for 1654199 Ontario Limited, 1888818 Ontario Limited, 1880607 Ontario Limited, 2555572 Ontario Limited and Transworld Fine Cars (Downtown) Ltd., the owners/purchasers of the following properties all located within the King Parliament Secondary Plan Amendment area:

<b><u>Address of Property</u></b>	<b><u>Owner/Purchaser/Tenant</u></b>
43 Eastern Avenue	1654199 Ontario Limited
380 Front Street East 47 Eastern Avenue	1888818 Ontario Limited
90 Eastern Avenue	2555572 Ontario Limited 1880607 Ontario Limited
550 Adelaide Street East	Transworld Fine Cars (Downtown) Ltd

The comments of the above referenced companies in respect of these planning instruments as they affect their properties indicated above is as follows:

1. The proposed OPA and ZBA is not in conformity with the Growth Plan as amended;

Suite 510, 121 King St. W., P.O. Box 105, Toronto, ON M5H 3T9

T: 416 601 1800

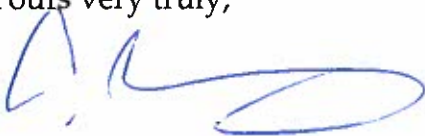
F: 416 601 1818

2. The proposed OPA and ZBA is not consistent with the Provincial Policy Statement 2020;
3. The proposed OPA and ZBA does not give sufficient regard to the matters of provincial interest listed in section 2 of the *Planning Act*; and
4. The densities, built form policies, building setbacks and stepbacks, minimum street wall heights, angular planes and maximum heights proposed are unduly restrictive

Kindly provide the author with notice of adoption of any Official Plan Amendment or notice of passing of any Zoning Bylaw Amendment arising out of this process.

Kindly acknowledge receipt of this communication by return email.

Yours very truly,



A. Milliken Heisey, Q.C.  
AMH/lg

cc. 1654199 Ontario Limited  
cc. 1888818 Ontario Limited  
cc. 1880607 Ontario Limited and 2555572 Ontario Limited  
cc. Transworld Fine Cars (Downtown) Ltd  
cc. Todd Trudelle Goldberg Group  
cc. Councillor Kristin Wong-Tam Councillor for Toronto Centre Ward 13  
cc. Clerk of the City of Toronto