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Via Email: teycc@toronto.ca

Toronto and East York Community Council
City of Toronto
2nd Floor, West Tower, City Hall
100 Queen Street West
Toronto, ON M5H 2N2

Attention: Ellen Devlin, Secretariat

Dear Sirs/Mesdames:

**Re: Item TE24.11 – King-Parliament Secondary Plan Review – Final Report
Secondary Plan and Zoning By-law Amendments**

We are solicitors for OTP Management LTD., Ribbon East Corp. and Ribbon West Corp. (collectively, the “31A Parliament/Ribbon Owners”) and Cityscape Holdings Inc. and Dream Distillery District Commercial (GP) Inc. (collectively, “Cityscape/Dream”) (the 31A Parliament/Ribbon Owners and Cityscape/Dream are collectively referred to as the “Distillery Owners”). The 31A Parliament/Ribbon Owners are the owners of the lands municipally known as 31A Parliament Street and 370 & 370A Cherry Street, and the proponents of a mixed-use project comprising a 165.7 metre high tower and 5-storey Ribbon Building (the “31A Parliament/Ribbon Project”) for which official plan and zoning amendments were approved by the Local Planning Appeal Tribunal in 2017 in accordance with a settlement endorsed by City Council. The LPAT’s final Order with respect to the 31A Parliament/ Ribbon Project has been withheld, pending the satisfaction of certain conditions. Cityscape/Dream are the owners of additional lands, and the operators of commercial premises, within the Distillery District.

On behalf of the Distillery Owners, we are writing to express concerns in respect of the proposed King-Parliament Secondary Plan and implementing zoning by-law amendments. While our client does not believe that these proposed amendments are intended to disturb existing permissions for the Distillery District (including permissions for the 31A Parliament/Ribbon project), our client has identified certain concerns. These concerns include the following:

- Map 15-3 of the proposed Secondary Plan amendment shows a Distillery District Open Space system that includes the lands to be occupied by the Ribbon building as part of the 31A Parliament/Ribbon project.

- While the proposed Secondary Plan policies that would apply to the Distillery District generally align with the approved policies in the existing Secondary Plan, there have been revisions and additions to the existing policies, and our clients are reviewing these to identify if there are any specific concerns.
- The proposed zoning by-law amendments would bring the Distillery District lands into By-law 569-2013. This could mean that the zoning amendment for the 31A Parliament/Ribbon project would have to be finalized and implemented as an amendment to By-law 569-2013, rather than as an amendment to By-law 438-86. It may be preferable to finalize the LPAT Order for the 31A Parliament/Ribbon Project before the Distillery District lands are brought into By-law 569-2013.

This letter should be treated as our clients' written submission in accordance with the *Planning Act*. Please provide us with notice of any decision of City Council in respect of this matter.

Yours truly,

Goodmans LLP



Mark Noskiewicz
MRN/nb

Cc: Client

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