



Kim Mullin | B.A., LL.B.

T. 416.203.5633
E. kmullin@woodbull.ca

File No. 1876

July 21, 2026

By Email to councilmeeting@toronto.ca

City Council
Toronto City Hall
100 Queen Street West
Toronto ON
M5H 2N2

Dear Members of Council:

Re: Item 2026.TE34.48
237, 249 and 251-253 Victoria Street - Official Plan Amendment Application
Toronto City Council Meeting, July 29, 2026

We are counsel for Sunwing Canada Inc. ("**Sunwing**"), the owner of the property located at 251 Victoria Street ("**Sunwing Property**").

The Sunwing Property is one of the properties that is subject to the above noted official plan amendment application made by the owner of 237 Victoria Street, Spire Properties Inc. (the "**Applicant**"). The purpose of the application is to secure a block plan ("**Proposed OPA**") that would facilitate the development of a tall building on the Applicant's lands at 237 Victoria Street.

Sunwing has concerns with the Applicant's proposed development which it has been attempting to resolve through discussions with the Applicant. However, the Applicant has not adequately addressed Sunwing's concerns. Accordingly, on behalf of Sunwing, we ask that the Council refuse to adopt the Proposed OPA.

Thank you for your consideration of this submission. Please provide us with notice of any Committee or Council decision in relation to this matter.

Yours very truly,

WOOD BULL LLP

A handwritten signature in blue ink that reads "Kim Mullin".

Kim Mullin



cc: Client
Paul Demczak, Batory Planning