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April 2, 2013

**Via Email and Courier**

Mayor and Members of Council  
 City of Toronto  
 Toronto City Hall  
 100 Queen Street West  
 Toronto ON M5M 2N2

Your Worship and Members of Council:

**Re: Proposed New Comprehensive Zoning By-law ("New By-law")**

**And Re: Planning and Growth Management Committee PG 21.1  
 Final Report on the City Wide Zoning By-law**

We are the solicitors for Richmond-Peter Inc. with respect to its lands at 289 Richmond Street West and 117 Peter Street (the "Lands"). Construction of a new mixed-use building on the Lands is underway pursuant to Site specific By-law 663-2011.

Based on our review of the New By-law, it appears that the majority of the Lands are in a "hole" i.e. the zoning in place prior to the approval of the New By-law would continue to apply. However, it also appears that a portion of the Lands has also been placed in a Commercial Residential Employment ("CRE") zoning category which does not recognize the site specific permissions granted under By-law 663-2011. On a preliminary basis therefore, and subject to the following comments herein below, our client objects and requests that the whole of the Lands be placed within a "hole".

Generally speaking, it is our client's submission that the zoning applicable to the whole of the Lands should be amended to reflect the permissions and provisions contemplated by By-law 663-2011. Provided that the placement of the whole of the Lands into a "hole" fully respects this principle, our client could accept this treatment, provided further that any potential future action which could serve to alter this status is appropriately regulated.

Our client would further object to any amendments to the New By-law which would serve to derogate from the permissions contemplated by either this existing zoning or the official plan provisions as such relate to this property.

We would be pleased to discuss the foregoing. Please provide us with notice of Council's decision in this matter or of any future consideration by Council Community, Council, or any Committee.

Thank you for your attention in this regard.

Yours very truly,

McCarthy Tétrault LLP

Per:



Cynthia MacDougall  
Partner