

AIRD & BERLIS LLP

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October 11, 2012

Our File No. 112193

BY EMAIL

Planning and Growth Management Committee
Toronto City Hall
100 Queen Street West
10th Floor, West Tower
Toronto, ON M5H 2N2

Attn: Merle MacDonald, Committee Administrator

Chair and Members of Planning and Growth Management Committee:

**Re: Proposed Heritage Policies (Official Plan Amendment 199)
Agenda Item PG 18.2.
Official Plan Five Year Review: Official Plan Amendment to adopt new
Heritage and Public Realm Policies**

We act on behalf of for Allied Properties REIT ("Allied"), with respect to the lands municipally known as 149-171 Front Street West and 7 Station Street (the "Subject Lands").

OPA 19 and By-law 595-2007 were enacted by City Council on May 25, 2007 to permit the construction of a major new mixed-use commercial building that includes "technology centre" uses along with a mix of commercial office and other non-residential uses. A Site Plan Agreement registered on December 22, 2008.


Allied has recently purchased the Subject Lands and intends to undertake the development permitted by OPA 19 and By-law 595-2007. However an updated design has been contemplated and revisions to the previously approved plans, including a possible minor variance application may be required. We are writing to request that the Subject Lands be exempt from the application of the proposed OPA 199 at this time to allow future applications to be processed to completion in the context of the Official Plan policies under which the redevelopment was approved.

Kindly provide the undersigned with written notice of any decision respecting OPA 199. Should you have any questions, please do not hesitate to contact the undersigned.

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Yours truly,

AIRD & BERLIS LLP



Kim M. Kovar
KMK/ee

cc. H. Clark
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