

CORNACCHIA PLANNING SERVICES INC.

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March 6, 2013

Submitted by e-mail only to: pgmc@toronto.ca

Planning & Growth Management Committee
City of Toronto
10th Floor, West Tower, City Hall
100 Queen St. W.
Toronto, Ontario
M5H 2N2

Attention: Frances Pritchard, Committee Administrator

Dear Ms. Pritchard:

Re: New Draft City-Wide Zoning By-law
re: 520 Richmond St. W.

We are planning consultants acting on behalf of 520 Richmond Limited Partnership, owners of lands known municipally as 520 Richmond St. W. in the City of Toronto (the "subject property").

The subject property is the subject of a current Zoning By-law Amendment Application ("ZBA"). This ZBA Application was deemed complete on January 2, 2013 (File No. 12 279689 STE 20 OZ).

Accordingly, pursuant to the Transition Provisions of the New Draft City Wide Zoning By-law, the subject property should be deemed to be "Not Part of This By-law", and therefore subject to the existing zoning by-law provisions under Zoning By-law 438-86, as amended.

Kindly confirm that the draft zoning by-law mapping will be revised accordingly.

Thank you very much.

Yours very truly,
Cornacchia Planning Services Inc.
Per:

Vince Cornacchia

Vince Cornacchia, MCIP, RPP

cc Robert Cooper, The Alterra Group of Companies
Joanna Kimont, City Planning Division

New Zoning By-law Letter1.wpd