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BARRISTERS & SOLICITORS

December 2, 2013

Our File No. 00-1476

Chair and Members of the Planning and Growth Management Committee
Toronto City Hall, 10th Floor, West Tower
100 Queen Street West
Toronto, Ontario M5H 2N2

Attention: Ms. Nancy Martins, Committee Administrator

Dear Chair and Members of the Planning and Growth Management Committee:

Re: Proposed Amendments to the new City-wide Zoning By-law No. 569-2013 to be considered at the December 4, 2013 meeting of the Planning and Growth Management Committee in relation to the properties municipally known as 431-445 RICHMOND STREET WEST in the City of Toronto

We are the solicitors for Fabrik Residences Inc., the owner of the properties municipally known as 431-445 Richmond Street West (the "Site") in the City of Toronto. Our client submitted a complete application for Site Plan Approval to the City of Toronto prior to the enactment of the new City-wide Zoning By-law No. 569-2013 (the "New ZBL"), which qualified the Site for the application of the City's "transition policies". However, when the maps for the New ZBL were prepared to reflect this exclusion, the New ZBL maps excluded only 431 Richmond Street West portion of the site and not the entire site, which includes 431, 441, 443 and 445 Richmond Street West.

We have reviewed the Notice of Public Meeting related to the above-noted matter, which will be considered by the Planning and Growth Management Committee on December 4, 2013, which Notice identifies "431-445 Richmond Street West" as a property "to be removed under the Transition Protocol". We are writing to confirm our support for the removal of the entire 431-445 Richmond Street West site from the New ZBL.

Should you have any questions or require additional information, please do not hesitate to contact the undersigned, or Tim Williams, a Planner in our office.

Yours very truly,



Adam J. Brown

Cc: Mr. Joe D'Abramo (Acting Director, Zoning & Environmental Planning)
Mr. Jude Tersigni (Fabrik Residences Inc.)

SHERMAN · BROWN · DRYER · KAROL
PRACTISING IN ASSOCIATION

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THE INDIVIDUAL LAWYER NAMED ABOVE PRACTISES IN ASSOCIATION WITH ADAM J. BROWN PROFESSIONAL CORPORATION.