

December 9, 2016

To: Toronto and East York Community Council

From: Toronto Preservation Board

Subject: **Inclusion on the City of Toronto's Heritage Register - 79, 81 and 85 Shuter Street**

Recommendations:

The Toronto Preservation Board recommends to the Toronto and East York Community Council that:

1. City Council include the property at 79 Shuter Street on the City of Toronto's Heritage Register.
2. City Council include the property at 81 Shuter Street on the City of Toronto's Heritage Register.
3. City Council include the property at 85 Shuter Street on the City of Toronto's Heritage Register.

Background:

The Toronto Preservation Board on December 7, 2016, considered a report (December 2, 2016) from the Chief Planner and Executive Director, City Planning Division regarding Inclusion on the City of Toronto's Heritage Register - 79, 81 and 85 Shuter Street.

Communications

(November 30, 2016) Letter from Kim Kovar, Aird and Berlis LLP (PB.Supp.PB19.7.1)
(<http://www.toronto.ca/legdocs/mmis/2016/pb/comm/communicationfile-64483.pdf>)

For City Clerk

L. Bettencourt

AIRD & BERLIS LLP

Barristers and Solicitors

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November 30, 2016

Our File No.: 125716

BY EMAIL

Toronto Preservation Board
City of Toronto
100 Queen Street West
2nd Floor, West Tower, City Hall
Toronto, Ontario
M5H 2N2

Dear Chair and Members of the Toronto Preservation Board:

Re: PB19.7: Inclusion on the City of Toronto's Heritage Register – 79, 81 and 85 Shuter Street

We act on behalf of HPH (81 Shuter) Limited, HPH (85 Shuter) Limited and ZC Investments Limited, the owners of the above referenced properties (the "site"). On August 2, 2016 our client submitted a redevelopment application for a 32 storey residential building on the site, which proposes to retain a portion of the building at 79 Shuter Street.

We are writing to respectfully request that consideration of the report on the inclusion of 79, 81 and 85 Shuter Street on the City's Heritage Register be referred back to staff and that staff be directed to report back concurrent with the Final Report on the related zoning application.

We note that the Staff Report referenced in Agenda Item PB19.7 is not yet available, and we are therefore unable to provide specific comments on any proposed reasons for listing. We can confirm however that our client is in the process of working with City staff in respect of its rezoning application, and that includes a discussion of the related heritage issues.

In our submission, since the City has the benefit of the concurrent rezoning application, it would be appropriate that all related heritage and planning issues be dealt with together in a comprehensive manner.

Thank you for your consideration.

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Yours truly,

AIRD & BERLIS LLP



Kim M. Kovar

KMK/MTB

C: Client
Mary MacDonald, Senior Manager HPS

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