
AIRD & BERLIS LLP

Barristers and Solicitors

Kim M. Kovar
Direct: 416.865.7769
E-mail:kkovar@airdberlis.com

January 11, 2017

Our File No.: 125716

VIA EMAIL: teycc@toronto.caEllen Devlin
TEYCC Secretariat
2nd Floor, West Tower, City Hall
100 Queen St. West
Toronto, ON M5H 2N2

Dear Chair and Members of the Toronto and East York Community Council:

**Re: TE21.13: 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.

Attached is a copy of our letter dated November 30, 2016 to the Toronto Preservation Board which was included in the communications for Item PB19.1 of the Preservation Board meeting on December 7, 2016. Please ensure that this letter is included in the materials for Item TE21.13 at the Toronto and East York Community Council meeting scheduled for January 17, 2017.

Thank you.

Yours truly,

AIRD & BERLIS LLP



Kim M. Kovar

KMK/jh
Encl.

c: Client

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Kim M. Kovar
Direct: 416.865.7769
E-mail:kkovar@airdberlis.com

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.

November 30, 2016

Page 2

Yours truly,

AIRD & BERLIS LLP



Kim M. Kovar

KMK/MTB

C: Client
Mary MacDonald, Senior Manager HPS

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