

June 29, 2018

Toronto and East York Community Council
2nd floor, West Tower, City Hall
100 Queen St. W.
Toronto, ON M5H 2N2

Attention: Ellen Devlin via email: teycc@toronto.ca

**Re: July 4 2018 Agenda Item TE34.48 regarding Application No. 17 253844 STE 28
OZ, 114-120 Church Street and 59 Richmond Street East, City of Toronto**

Dear Members of Community Council,

Urban Strategies Inc. has recently been retained by 47 Richmond Inc., which owns the property located immediately to the west of 114-120 Church Street and 59 Richmond Street East, to review the planning and urban design impacts of the above noted application on their property. The 47 Richmond Inc. property is currently used as a commercial surface parking lot.

As the Request for Directions report pertaining to this item had not yet been submitted to Toronto and East York Community Council when this letter was written, it is general in nature, filed in order to indicate the following:

- The original version of Application No. 17 253844 STE 28 OZ, submitted by Madison Group on October 26th, 2017, contains elements that would have very significant and inappropriate impact on our client's property.
- We understand that a revised application was submitted by Madison Group on May 18, 2018. Over the next few weeks, we will be reviewing the details of this revised proposal to assess its full impact on our client's land and to understand Toronto Community Planning's position on the revised submission.
- The Madison Group has appealed its original application to the Local Planning Appeal Tribunal. Our client will be seeking party status at this hearing in order to protect its interests and the future development potential of its property by participating in all hearing, mediation and/or settlement activities related to this file.

We respectfully request that we and our client be kept apprised of all actions the City of Toronto takes on this file.

Yours very truly,
URBAN STRATEGIES INC.

A handwritten signature in black ink, consisting of several loops and a long horizontal stroke extending to the right.

Cyndi Rottenberg-Walker Partner
Partner, FCIP, RPP

cc Mrs. Beverley Black, 47 Richmond Inc.
Mr. Howard Black, 47 Richmond Inc.
Ms. Marlene Rattner, 47 Richmond Inc.
Ms. Roslyn Houser, Goodmans
Councillor Lucy Troisi
Ms. Kate Goslett, Toronto Community Planning