



Laura Dean
Direct: 416.865.7706
Email: ldean@airdberlis.com

March 16, 2021

BY EMAIL

Our File No. 123349

Ms. Cigdem Iltan Solicitor, Planning and Administrative Tribunal Law
City of Toronto
Metro Hall, 26th Floor
55 John Street
Toronto, ON M5V 3C6

Dear Ms. Iltan:

**Re: Richmond Residential Limited Partnership
245-285 Queen Street East, 348-410 Richmond Street East, 88-106 Ontario
Street and 8-12 Brigden Place
City File No.: 16 118638 STE 28 OZ
LPAT File No.: PL171288
Revised Settlement Proposal with respect to Heritage Matters**

Aird & Berlis LLP acts on behalf of Richmond Residential Limited Partnership with regard to the above-noted properties (the “Properties”), which form a redevelopment site with frontage on Queen Street East, Richmond Street East, and Ontario Street.

In February 2016, our client submitted applications for amendments to the Official Plan and Zoning By-law to permit a comprehensive mixed-use redevelopment of the Properties. In December 2016, a revised proposal was submitted to the City, which excluded some of the lands included in the original application.

In November, 2017, our client appealed Council’s failure to issue decisions with respect to the Official Plan and Zoning By-law Amendment applications within the statutory timeframes set out in the *Planning Act* (the “Appeals”).

On July 13, 2018, our client submitted a settlement offer to the City (the “July 2018 Settlement Offer”), which was accepted by City Council at its meeting on July 23, 24, 25, 26, 27 and 30, 2018. The settlement was heard by the LPAT on August 23, 2018 and, on October 31, 2018, the Local Planning Appeal Tribunal issued an Interim Order allowing the Appeals in part and approving the settlement reached between the City and our client (the “Settlement”).

On March 15, 2019, our client submitted proposed minor revisions and clarifications to the July 2018 Settlement Offer, which were accepted by City Council at its meeting on March 27 and 28, 2019 (“March 2019 Revisions”).

Proposed Revisions to July 2018 Settlement Offer, as amended by the March 2019 Revisions

In support of the July 2018 Settlement Offer, a Heritage Impact Assessment (“HIA”) prepared by ERA Architects Inc. was submitted. Since that time, further site inspections and a structural

engineering review have been undertaken with respect to the Properties and it has been determined that alternative approaches to the conservation of 263-265 Queen Street East, 90 Ontario Street and 410 Richmond Street will be required. These alternative approaches are described in a revised HIA prepared by ERA Architects Inc. (the "Revised HIA") enclosed herewith.

Our client is proposing the following heritage-related revisions to the July 2018 Settlement Offer, as amended by the March 2019 Revisions:

Changes to the Lauder Building (263-265 Queen Street E.):

- The original conservation strategy called for retention *in situ* of the north elevation of 263-265 Queen Street East. A structural engineering review however determined that the deteriorated condition of the primary (north) facade and rubble foundations of the building pose a significant risk of collapse if underpinned (excavated).
- In addition, the Toronto Transit Commission (TTC) requires a 1000mm clearance from overhead wires that run parallel to Queen Street East and the north facade. These constraints do not permit adequate space for an exterior retention structure at 263-265 Queen Street East.
- Accordingly, pursuant to the Revised HIA, the primary (north) facade of 263-265 Queen Street East will be dismantled, stored in a secure facility, and rebuilt on site on a new foundation.

Changes to the Dominion Envelope Factory Complex (90 Ontario, 410 Richmond St E. and 384 Richmond St E.):

- A new clerestory above the entire Dominion Envelope Factory Complex will be introduced and will be set back to ensure legibility of the rebuilt elevator overruns and site lines of the original parapet from Richmond Street.
- 90 Ontario Street:
 - o Retention of the north elevation *in situ* has been increased from one bay as originally proposed to the retention of 3 bays, including the entire elevator overrun.
 - o The remainder of the north elevation is to be dismantled and rebuilt using salvaged masonry. Twelve bays will be dismantled and rebuilt.
- 410 Richmond Street East:
 - o The settlement proposal contemplated partial *in situ* retention of the east elevation (2 bays) of 410 Richmond Street East. Due to site logistics and the deterioration of the masonry, the entire east elevation will be dismantled and rebuilt using salvaged masonry and replica stone or precast masonry.

March 16, 2021

Page 3

- 384 Richmond Street East:
 - o Investigations have confirmed that the entire north elevation will be dismantled and rebuilt using salvaged masonry.

Our client has had detailed discussions with Heritage Planning staff with respect to the revised conservation strategy and it is our understanding that staff are agreeable to the proposed revisions noted above. As such, we are requesting Council's approval of the revised conservation strategy as set out in the Revised HIA, dated January 15, 2021 attached hereto.

Yours truly,

AIRD & BERLIS LLP



Laura Dean

LD

Encl.
c. Client
38016716.3

AIRD BERLIS