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April 21, 2021

Via Email: teycc@toronto.ca

Mayor and Members of Council
City of Toronto
Toronto City Hall
100 Queen Street West
Toronto, ON M5H 2N2

**c/o Ellen Devlin
Committee Administrator**

Toronto and East York Community Council
City of Toronto
Toronto City Hall, 2nd Floor
100 Queen Street West
Toronto, Ontario M5H 2N2

Dear Sirs/Mesdames:

**Re: King-Parliament Secondary Plan Review – Final Report, Secondary Plan and
Zoning By-law Amendments
Item TE24.11**

We are the solicitors for Richmond-George Limited (“Richmond-George”), the registered owner of the lands municipally known as 125 George Street and 231 Richmond Street East (the “RG Lands”). Richmond-George is also the agent for Sun Life Assurance Company of Canada (“Sun Life”) with respect to its lands municipally known as 109-117 George Street (the “SL Lands”). Collectively the RG Lands and the SL Lands are referred to as the “Lands”. The Lands are located within the area subject to the King-Parliament Secondary Plan (the “Secondary Plan”), as well as the proposed amendments to the Secondary Plan and zoning by-law which resulted from the above noted King-Parliament Secondary Plan review process (the “Amendments”).

The Lands are the subject of applications for Official Plan and By-law Amendments filed in February 2020, (the “Applications”) to permit the development of the Lands with a new mixed-use building containing retail at grade, office uses on floors 2 to 4 and a residential tower above, with the existing three storey office building on the SL Lands to remain for office and other non-residential purposes (collectively the “Development”). Heritage elements of the existing office building on the RG Lands are to be incorporated into the Development and a portion of the existing surface parking lot on the SL Lands will be replaced with a privately owned publicly accessible open space (POPS).

A Preliminary Report, dated May 22, 2020, was received by Toronto and East York Community Council and a Community Consultation Meeting was held on October 20, 2020. The proposed Development was reviewed by the City Design Review Panel in November 2020, and been the subject of several meetings with City staff.

Richmond-George have been working cooperatively with City staff during its review of the Development and it is anticipated that a Final Report will be available in the coming months. Both Richmond-George and Sun Life are appreciative of the assistance received from City staff since the filing of the Applications.

We are looking forward to finalizing the Applications with City staff and are reviewing the Amendments in the context of the proposed Development.

Please feel free to contact the undersigned should you have any questions or require further information. We respectfully request that the undersigned be provided with notice of any decisions of City Council in respect of this matter.

Yours truly,



Cynthia A. MacDougall