

AIRD BERLIS

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Our File No. 134191

DELIVERED VIA ORDINARY MAIL

To Whom It May Concern:

**Re: Ontario Municipal Board Prehearing Conference
Zoning By-law Amendment Application
451-457 Richmond Street West, City of Toronto
City File No.: 16 268947 STE 20 OZ
OMB Case No.: PL170832
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Aird & Berlis LLP is counsel to 457 Richmond Street West Limited, the owner of the property municipally known as 451-457 Richmond Street West in the City of Toronto. The property is located on the south side of Richmond Street West, west of Spadina Avenue.

On December 19, 2016, an application to amend the former City of Toronto Zoning By-law 438-86, as amended, and City of Toronto Zoning By-law 569-2013, as amended was filed for the property. The proposal seeks to permit the development of a 19 storey mixed-use building (including a mezzanine) with 139 residential units and 97 m² of retail at grade.

City Council failed to render a decision on the application within the prescribed timeframe. Accordingly, on July 27, 2017, we appealed the application to the Ontario Municipal Board, pursuant to subsection 34(11) of the *Planning Act*, R.S.O. 1990, c. P. 13, as amended.

Please find enclosed a copy of the notice of prehearing conference, Rules 61 to 65 of the Board's *Rules of Practice and Procedure*, an explanatory note explaining the purpose and effect of the proposed zoning by-law amendment and a key map showing the property. The Ontario Municipal Board has directed this firm to provide you with the enclosed documents as you are either an owner of land within 120 metres of the property, have requested notice, or are a public body, agency, land owner or any other party with a possible interest in this matter.

The prehearing conference is scheduled for 1 day commencing on Thursday, February 1, 2018 at 10:00 a.m. and will take place at the Ontario Municipal Board located at 655 Bay Street, 16th Floor, Toronto, Ontario M5G 1E5. Although you are not required to do so, if you intend to seek Party or Participant status at the hearing, we ask you to contact the undersigned by January 11th, 2017 so that we may understand your interest in the proceedings.

Yours truly,

AIRD & BERLIS LLP



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Encl.

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