

June 7, 2011

Our File No.: 09-0229

Toronto Preservation Board
City of Toronto
100 Queen Street West
Toronto, ON
M5H 2N2

Attention: Margaret Sexton, Committee Secretary

Dear Sirs/Mesdames:

**Re: Church and Gloucester Properties
Intention to Designate under Part IV, Section 29 of the *Ontario Heritage Act***

We are solicitors for the owner of the properties known municipally as 580 Church Street, 582 Church Street, 592 Church Street, 596 Church Street, 67 Gloucester Street and 69 Gloucester Street (the "Subject Properties"), which are the subject of a staff report recommending designation under Part IV, Section 29 of the *Ontario Heritage Act*. The Subject Properties are already included on the City of Toronto Inventory of Heritage Properties, which means they are listed pursuant to the *Ontario Heritage Act*.

We are writing on behalf of our client to indicate our client's opposition to the recommended designation and to request this matter be deferred to allow further discussions to occur with City staff, including Heritage Preservation Services. A deferral would seem appropriate, especially given our client's public statement putting its current planning applications on hold. A copy of this letter is attached for your convenience. In this instance, subsequent to our client indicating that it would revisit this proposed development for the Subject Properties, the response of the City was to seek designation rather than allowing our client an opportunity to consider all options and re-initiate dialogue with City staff, the community and the local councillor.

We understand that the Toronto Preservation Board, at recent meetings, has granted deferrals of proposed designations when there are ongoing planning applications. Further, there is no prejudice in deferring the matter because the Subject Properties are listed and demolition cannot occur without 60 days notice to the City. In any event, if a deferral is granted, our client is prepared to provide the City with an undertaking not to seek demolition of the Subject Properties without a reasonable notice period for the City.

A deferral is in the best interests of all parties. We submit that it is essential to have accurate Reasons for Designation (Statements of Significance). The heritage attributes listed in the new designating by-law must be accurate if they are to identify heritage attributes worthy of conservation and to guide any potential redevelopment opportunities.

The above-noted staff report was only publicly released last week and our client's heritage consultant is still reviewing it. Our client's heritage consultant had previously identified historical inaccuracies in the proposed Reasons for Listing (Statement of Significance) when City Council listed the Subject Properties. Some of these identified historical inaccuracies remain and, to our knowledge, staff at Heritage Preservation Services have not corrected these inaccuracies or sought additional information from our client's heritage consultant.

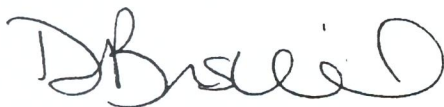
Our client, in particular, disputes the heritage value of the Subject Properties. For example, while 596 Church Street is an example of an early-twentieth century apartment block, our client does not believe that it is a significant example worthy of designation. Instead, there are many and better designed and built small-scale department houses introduced after 1900 in the City, even in close proximity. As another example, 69 Gloucester Street has been semi-absorbed into the apartment block at the corner. While there is a house-like quality to the remaining structure, it is not a surviving example of a late-nineteenth century house form building.

All of these matters could be appropriately addressed through additional dialogue with City staff. We would welcome the opportunity for such dialogue to occur and we would be prepared to meet with staff at their convenience. We would support a resolution of the Toronto Preservation Board that defers this matter and directs such consultation to occur. This would be in the best interests of all parties, including the City, because it could eliminate a potential objection and appeal to the Conservation Review Board while ensuring that any Reasons for Designation (Statements of Significance) that may result from this process are accurate and helpful in the future.

We would appreciate receiving notice of all decisions in respect of this matter.

Yours very truly,

GOODMANS LLP



David Bronskill

DJB/ mr

cc: Client

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February 23, 2011

Our File No.: 09-0229

Willie Macrae
Planner, Community Planning
Downtown Section
Toronto & East York District
City Hall, 18th Floor, East Tower
100 Queen Street West
Toronto, ON M5H 2N2

Dear Mr. Macrae:

**Re: 580-596 Church Street & 67-71 Gloucester Street – Ward 27
Rezoning and Rental Demolition Applications**

As you know, we are solicitors for Church 18 Holdings Inc. On March 30, 2010, we applied on behalf of our client for a rezoning in respect of the above-noted properties.

As a result of comments received from City staff, the local councillor and the community consultation meeting, we are writing to indicate that our client is in the process of considering the future direction for this application, including potential revisions. As such, at this time, we would request that the City place the application on hold and not process it any further. When our client has finished its further consideration, we would write to you to indicate how our client intends to proceed, with at least 90 days notice for you to prepare a final report. In the meantime, our client undertakes not to file an appeal of the rezoning application with the Ontario Municipal Board.

We trust this is acceptable and we will be back in touch with you in the future.

Yours truly,

Goodmans LLP



David Bronskill
DJB/mr

cc: Councillor Wong-Tam
Client