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SHERMAN · BROWN · DRYER · KAROL  
BARRISTERS & SOLICITORS

December 17, 2013

Our File No.: 00-1664

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

Attention:

Dear Mayor and Members of Council:

**Re: URGENT – Objection to the Attempt to Extend the Yonge Street Cultural Corridor from Dundas Street to Davenport Road to include 20 EDWARD STREET - WITHOUT NOTICE**

**City Council Item No. 27.14**

We are the solicitors for Lifetime Developments Ltd., the owner pursuant to an agreement of purchase and sale of the property municipally known as 20 Edward Street in the City of Toronto. Our client, prior to its recent acquisition of the Site, completed a complete and thorough review of all applicable planning policies, studies and guidelines affecting the property, including a review of any potential for listing, designating and/or including such property within the proposed extension of the “Yonge Street Cultural Corridor” and/or the “North Downtown Yonge Planning Framework”. A careful review of all documents makes it clear that our client’s property was never recommended in any report and/or study to be either listed, designated and/or included in the studies, reports and official plan amendments approved by Council for the Yonge Street Corridor either north of south of Dundas Street. In fact, our client’s property, a former bowling alley and later, a bookstore, was never considered for adaptive re-use, nor does its building, bowling alley and/or bookstore use have any heritage value whatsoever.

Being satisfied without our client’s complete review prior to acquisition of same, our client waived all conditions and is moving forward with its proposed redevelopment of same. Earlier this morning, our client, by chance, was advised that there was a motion brought forward in reference to Item No. 24.17 to include our client’s lands within the October 30, 2013 report relating to the Extension of the Yonge Street Cultural Corridor from Dundas to Davenport. Firstly, a careful review of the report demonstrates the fact that when staff reviewed the “important” properties, our client’s lands were never identified. Furthermore, such property has never been suggested and/or recommended as having any heritage value whatsoever. Without any prior notice to our client and without any objective report to support a reconsideration of our client’s lands, we understand a recommendation has been placed on the “floor of Council” to amend such report.

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We would respectfully urge Council to not consider such a request in the circumstances. Firstly, there was a prior Official Plan Amendment considering the areas south of Dundas Street, which never included the lands north of Dundas Street as having some specific cultural significance. Secondly, even when such consideration of the lands between Dundas and Davenport was specifically considered by Heritage Staff in their October 30, 2013 report, our client's site was never once referenced as being a "significant" site having any heritage value whatsoever. Finally, to suggest that such lands should be included in the aforementioned study, proposed amendments and/or guidelines without any prior notice and without any objective review which contradicts the findings of the City's own October report, in the writer's respectful submission, undermines the credibility of the City's entire process. To suggest the inclusion of a former bowling alley/bookstore, when no such expert from the City has ever recommended its inclusion in same, is inappropriate and should not be permitted.

Please notify the writer and our client (Mr. Brian Brown, 49 Jackes Avenue, Unit 200, Toronto, ON M4T 1E2) of any future decisions in respect of the above-noted report by either Council and/or Committees of Council.

Yours very truly,



Adam J. Brown

cc. Councillor Kristyn Wong-Tam  
Ms. Anna Kinastowski, City Solicitor  
Ms. Terry Nicholson, Acting Director, Cultural Services  
Ms. Mary Macdonald, Heritage Preservation Services

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PRACTISING IN ASSOCIATION

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THE FIRMOR AT LAWYER NAMED ABOVE PRACTISES IN ASSOCIATION WITH ADAM J. BROWN, INDIVIDUAL PRACTITIONER