



Fleury, Comery LLP  
Barristers & Solicitors

September 10, 2012

City Clerk's Office  
City of Toronto  
10<sup>th</sup> Floor, West Tower  
City Hall  
100 Queen Street West  
Toronto, ON M5H 2N1

**RE: Proposed Official Plan Amendments Pertaining to  
Heritage and Public Realm Policies**

Dear Sir:

I acknowledge receipt of your Notice of the Special Public Meeting to be held October 12, 2012 at the City Hall concerning the above-mentioned Official Plan Amendment.

Unfortunately, it will not be possible for me to attend at that meeting and accordingly I will make my submissions in this letter.

Briefly, I have been involved in developing a number of properties which included buildings designated as being of particular heritage interest. It has been my experience that almost without exception these buildings are located on private property and the premises owners often are not really aware of the inhibiting effect of such a designation on subsequent dealings with the property.

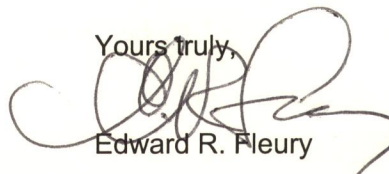
It appears that historical designations are going to proceed notwithstanding the private ownership of the property. However, I note with some concern that there are to be new heritage policies which will, among other things, apparently effect adjoining properties so as to preserve views of the heritage property. This definitely extends the present designation procedure and will involve other property owners who may have acquired ownership not realizing that there is an adjacent property of heritage interest.

It is my submission that if a property is to be designated for historical preservation, either directly or indirectly, that the same should be considered as being expropriated by the Municipality with the property owner being entitled to require either the purchase of the property or compensation for the historical designation.

I appreciate the importance of preserving our history; however, it is my submission that the public as a whole should pay for this preservation policy rather than the individual land owner involved.

Thank you for your attention to this matter.

Yours truly,



Edward R. Fleury

ERF/sgn

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