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Blaney
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BARRISTERS & SOLICITORS LLP



EXPECT THE BEST

May 21, 2014

Toronto Preservation Board
Toronto City Hall
100 Queen Street West
2nd floor, Suite A17
Toronto M5H 2N2

Delivered by Email

Dear Board Members:

Re: Proposed King-Spadina Heritage Conservation District (the "District")

We represent the Estate of Arthur Caplan and the Estate of Arthur and Harold Caplan, which own lands municipally known as 184 Pearl Street and 14, 19 and 30 Duncan Street (the "Subject Properties").

Our clients' buildings are not designated. As they have been extensively renovated and updated they do not have any heritage design value. They are not of historical or associative value. Moreover, the Subject Properties have no contextual value, particularly given the recent construction or proposed construction of numerous tall condominium towers adjacent/in close proximity to the Subject Properties.

Our client supports the position of the Toronto Entertainment District BIA that the proposed District is not necessary. Should the Toronto Preservation Board however determine to proceed with the District, our client requests, for the reasons set out above, that the Board, at its meeting tomorrow, amend the proposed District boundary to exclude the Subject Properties. In the absence of any cultural heritage value or interest, there is no need to include the Subject Properties in the proposed District, and it would not be reasonable to subject them to the redevelopment criteria of the District Plan.

Thank you in advance for your consideration of our request. Should you have any questions regarding this request please do not hesitate to contact the writer.

Yours very truly,

Blaney McMurtry LLP

Marc Kemerer
MPK/mk
c. Client

2 Queen Street East
Suite 1500
Toronto, Canada M5C 3G5
416.593.1221 TEL
416.593.5437 FAX
www.blaney.com

Marc Kemerer
416.593.2975
MKemerer@blaney.com