

PB31.2.4



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BARRISTERS & SOLICITORS

May 22, 2014

Chair and Members of the Toronto Preservation Board  
2<sup>nd</sup> Floor, West Tower, City Hall  
100 Queen Street West  
Toronto, Ontario, M5H 2N2

**Attention: Ms. Janette Gerrard, Committee Administrator**

Dear Sir/Madam:

**Re: Request for the City of Toronto to exclude the properties municipally known as 324-332 RICHMOND STREET WEST, 40-58 WIDMER STREET, 81-87 PETER STREET, 400 FRONT STREET WEST, 15-35 MERCER STREET and 621 KING STREET WEST in the City of Toronto from all future reports related to the Proposed King-Spadina Heritage Conservation District**

**And Re: Request for Receipt of any and all future reports in respect of the Proposed King-Spadina Heritage Conservation District**

**And Re: Request for Notification of any meetings of Council, Committees of Council, Community Council and/or Public Meetings and/or Community Information Meetings where reports related to the Proposed King-Spadina Heritage Conservation District is to be considered**

**And Re: Request for Notification of the passage of the any by-laws related to the Proposed King-Spadina Heritage Conservation District**

**Toronto Preservation Board Item No.: PB31.2**

We are the solicitors for the owners of the properties municipally known as 324-332 Richmond Street West, 40-58 Widmer Street, 81-87 Peter Street, 400 Front Street West, 15-35 Mercer Street and 621 King Street West (the "Sites") in the City of Toronto, which Sites are located within or adjacent to the boundaries of the King-Spadina HCD Study Area, as identified on Attachment No. 1 of the Staff Report related to the above-noted Toronto Preservation Board Item.

Further to our letter of September 19, 2012 where we specifically requested Notice of any reports in relation to a potential King-Spadina Heritage Conservation District and **no such notice was provided** for the above-noted item, we reiterate that our clients have either obtained and/or are in

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PRACTISING IN ASSOCIATION

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THE INDIVIDUAL LAWYERS NAMED ABOVE PRACTICE IN ASSOCIATION WITH ADAM J. BROWN PROFESSIONAL CORPORATION.

the process of obtaining final approvals in respect of applications for a Zoning By-law Amendment, Site Plan Approval, Committee of Adjustment approval and/or building permit approval. Our clients purchased their respective Sites on the understanding that the Sites were not subject to a Heritage Conservation District and as such, no limit on their development potential for heritage related reasons that are established by a Heritage Conservation District. Our clients would be significantly prejudiced should the studies move forward without an overriding exception for sites that have current development applications in process. Without providing site specific exceptions in these cases, the financial viability of our clients' sites is diminished. Furthermore, the owners of properties within the area impacted by the Proposed King-Spadina Heritage Conservation District, who have invested in the properties, have been actively involved in the processing of their respective applications with City Staff and/or City Council and/or the Committee of Adjustment, and have expended significant time and money in obtaining their various approvals and/or submitted their applications.

In light of the significant efforts and resources invested by our clients in the properties listed in Schedule "A", which proposed and/or approved developments have gone through extensive due diligence period and have yet to obtain building permits, we again formally request that these properties be excluded from all future reports related to the Proposed King-Spadina Heritage Conservation District. Please confirm in writing that our clients' properties will be excluded from all future reports related to the Proposed King-Spadina Heritage Conservation District in order to allow our clients the opportunity to complete the development process under the existing permissions for each property.

We also formally request that the writer, as well as every registered owner listed in Schedule "A", be provided with notice of any meetings of Council, Committees of Council, Community Council or Public Meetings/Community Consultation Meetings where reports related to the Proposed King-Spadina Heritage Conservation District are to be considered. We respectfully request that both our clients and the writer be forwarded copies of any future reports, proposed Heritage Conservation District studies and/or proposed by-laws affecting our client's lands. Finally, we would respectfully request that both the writer and our client be notified of the City's passage of any by-law affecting the Sites.

Yours very truly,

Adam J. Brown

cc: Mr. Ted Wine  
Mr. Lino Pellicano  
Mr. Peter Freed  
Mr. Jude Tersigni  
Mr. Barry Zagdanski

## Schedule "A"

<b>Municipal Address (City of Toronto)</b>	<b>Registered Owner</b>
324-332 Richmond Street West	Petaluma Building Corp. c/o Mr. Ted Wine 8700 Dufferin Street Vaughan, ON L4K 4S6
40-58 Widmer Street	Alimar Grove Estates Inc. c/o Mr. Lino Pellicano 8700 Dufferin Street Vaughan, ON L4K 4S6
81-87 Peter Street	Noir Residences Inc. c/o Mr. Jude Tersigni 4711 Yonge Street, Suite 1400 Toronto, ON M2N 7E4
621 King Street West	621 King Developments Ltd. c/o Mr. Peter Freed 552 Wellington Street West, Suite 1500 Toronto, ON M5V 2V5
400 Front Street West	State Building Group Attn: Mr. Barry Zagdanski 2700 Dufferin Street, Unit 34 Toronto, ON M6B 4J3
15-35 Mercer Street	Freed Developments Ltd. Attn: Mr. Peter Freed 552 Wellington Street West, Suite 1500 Toronto, ON M5V 2V5