

PB31.2.3

toronto  
**entertainment**  
district

May 23, 2014

PB 31.2 Proceeding from Study to Plan Phase of Proposed King-Spadina Heritage Conservation District

To: Members of the Toronto Preservation Board  
CC: Deputy Mayor Kelly, City Councillor's, King Spadina Property Owners

Subject: Proposed King-Spadina Heritage Conservation District

Dear Members of the Toronto Preservation Board,

As property owners and long-time stakeholders in the King-Spadina area we are writing to you to express our opposition to the imposition of a proposed Heritage Conservation District designation on the area.

As manufacturing moved offshore many of the brick and beam buildings in this area fell into a sad state of disrepair. Some of us are the owners of these properties that have been in our families for generations. Others of us purchased these buildings more recently. Together we have invested to restore and convert them into much sought after commercial and retail space.

We restored our buildings with the integrity of their original construction while making them commercially viable for high tech office users. Our investment into our properties was the catalyst for the revitalization of the area for both commercial and residential uses. Now modern high rise condominium buildings coexist in harmony with the repurposed heritage properties and it is the incongruous mix of the two that defines the area and its appeal to both commercial and residential users.

Because the heritage properties are either listed or designated, restrictions are already in place to protect them. Most owners, recognizing the commercial advantages of restoring them, have already done so to the tune of tens of millions of dollars. This is not an area requiring further heritage study or restrictions. Recall it was the removal of the restrictive light industrial zoning that stimulated the private investment of funds required to save and restore these heritage properties. The limited financial and human resources available for heritage preservation would be far better spent on areas that may really be under threat.

It is our hope that the Toronto Preservation Board and the City will respect our opposition to a Heritage Conservation District in King-Spadina.

Sincerely,

Janice Solomon  
Executive Director  
Toronto Entertainment District BIA

On behalf of property owners in the King-Spadina area:

<b>Company Name</b>	<b>Contact</b>	<b>Sq. ft. in King-Spadina Area</b>
Capitol Buildings	Harry Glicksman, Owner	425,000 sq. ft.
WTF Group	Larry Saltsman, Owner	400,000 sq. ft.
Allied Properties REIT	Michael Emory, CEO	2,000,000 sq. ft.
Allied Properties REIT	Hugh Clark, VP Development	
Diamond Corporation	Stephen Diamond, President & CEO	
Camwood Properties	Neil Wood, Property Owner	45,000 sq. ft.
Camwood Properties	Scott Wood, Associate Property Manager	
	Ian Wookey, Property Owner	
Greenwin Properties	Barbara Kotsis, Property Manager	
Strashin Developments	Elliot Strashin, President	150,000 sq. ft.
Strashin Developments	Daniel Glick, Property Manager	
Oxford Properties Group	Johann Schmacher, VP Development	692,384 sq. ft.
Oxford Properties Group	Peter Halkias, Director REM	
Oxford Properties Group	Catherine Cherwinka, General Manager	
Gitalis Group	Simon Gitalis	18,000 sq. ft.
384 Adelaide Street Corporation	Jack Diamond	40,000 sq. ft.
Canada Land Corporation	Sheldon Switzer, Property Owner	388 Richmond Street West
Canada Land Corporation	Franklin Switzer, Property Owner	
Hullmark Developments Ltd.	Jeff Hull, President	50,000 sq. ft.
Riveroaks Investments Inc.	Daniel Cohen, Property Owner	600,000 sq. ft.
451019 Ontario Limited In Trust		
Dani Cohen In Trust		
321 King Street Limited		
YAD Investments Limited	Marvin Rubner, Manager & Founder	320,000 sq. ft.
1708305 Ontario Inc.	Clayton Smith, Property Owner	40,000 sq. ft.
Portland Property Group	Jeff Wolfe, Property Owner	215,000 sq. ft.
Deuce Holdings Limited	Michael Tylman, Principal	128 Peter Street, 6,500 sq. ft.
Microsonic Properties	James Gross, President	110,000 sq. ft.
Verizon Homes	Maziar Moini	7,000 sq. ft.
Home Leader Realty	Ali Mioni	