

December 8, 2015

Toronto and East York Community Council
2nd floor, West Tower, City Hall
100 Queen Street West
Toronto, Ontario, M5H 2N2

Attention: Ms. Ros Dyers, Secretariat

And to

Toronto City Council
12th floor, West Tower, City Hall
100 Queen Street West
Toronto, ON M5H 2N2

Attention: Ms. Marilyn Toft, Secretariat

Dear Chair and Members of the City Council:

Re: NOTICE OF OBJECTION to the proposed St. Lawrence Neighbourhood Heritage Conservation District as it affects the properties municipally known as 65 KING STREET EAST, 71-75 KING STREET EAST, 95 KING STREET EAST, 40 COLBORNE STREET and 17 LEADER LANE

And Re: Request for Receipt of any and all future reports in respect of the proposed St. Lawrence Neighbourhood 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 the St. Lawrence Neighbourhood Heritage Conservation District is to be considered

And Re: Request for Notification of the passage the proposed St. Lawrence Neighbourhood Heritage Conservation District

Toronto and East York Community Council Item No.: TE12.11

We are the solicitors for Citipark Inc., 71-75 King East LP, and 485236 Ontario Limited, the owners of the properties municipally known as 65 King Street East, 71-75 King Street East, 95

King Street East, 40 Colborne Street, and 17 Leader Lane (the "Site") in the City of Toronto. The Site is located on the south side of King Street East, in the first block west of Church Street, which Site is located within the boundaries of the proposed St. Lawrence Neighbourhood Heritage Conservation District (the "HCD").

Our client acquired the Site which is currently occupied by two four-storey buildings and a surface parking lot. Our client proposes to transform the Site into a class "A" (minimum Gold Leed Certification) 19 storey office development with retail uses at-grade, understanding both City Planning and Council's desire to attract a mix of uses in the core of the City of Toronto, and recognizing that the majority of development on similar mixed use sites have been developed primarily for residential uses. At 19 storeys, our client would propose a design which would provide a significant amount of office space at 400,000 square feet, at a scale that is similar to the approved 25 storey residential development to the east, and significantly lower than the 58 storey building located one block to the west adjacent to the King Eddy Hotel.

Our client purchased their Site on the understanding that the Site was not subject to a Heritage Conservation District and as such, there was no limit on their development potential for heritage related reasons that are established by a Heritage Conservation District. Our client's development potential for the Site would be significantly encumbered by the proposed HCD.

We are working with City Staff in the hopes of achieving a cooperative resolution of our concerns on a site specific application for an office building. As a result, we simply request that you defer the final determination of the HCD as it relates to our client's Site.

In light of the significant efforts and funds invested by our client in acquiring the Site to pursue its proposed office development, we hereby formally request that the writer, as well as our client (Carterra Private Equities Inc., 20 Adelaide Street East, Toronto ON, M5C 2T6) 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 HCD, are to be considered. We also respectfully request that both our client and the writer be forwarded copies of any future reports and/or proposed by-laws related to the proposed HCD. Finally, we would respectfully request that both the writer and our client be notified of the City's passage of the proposed HCD.

Should you have any questions or require any additional information, please do not hesitate to contact the writer, or Jessica Smuskowitz, a lawyer in our office.

Yours very truly,



Adam J. Brown

cc: Carterra Private Equities Inc.
Mr. Craig Hunter, Hunter and Associates
Mr. Chris Borgal, Goldsmith Borgal & Company Ltd. Architects