

July 24, 2015

Toronto Preservation Board
2nd floor, West Tower, City Hall
100 Queen Street West
Toronto, ON M5H 2N2

Attention: Ms. Lourdes Bettencourt, Committee Administrator

Dear Chair and Members of the Committee:

Re: NOTICE OF OBJECTION with the proposed Historic Yonge Street Heritage Conservation District as it affects the property municipally known as 10 St. Mary Street

And Re: Request for Receipt of any and all future reports in respect of the proposed Historic Yonge Street 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 proposed Historic Yonge Street Heritage Conservation District is to be considered

And Re: Request for Notification of the passage of the Proposed Historic Yonge Street Heritage Conservation District

Toronto Preservation Board Item No.: PG6.1

We are the solicitors for the owners of the property municipally known as 10 St. Mary Street (the "Site") in the City of Toronto. Our client acquired the Site in the fall of 2013. The Site is located within the boundaries of the above-referenced Heritage Conservation District study area. Our client is in the process of obtaining planning approvals in respect of application for a Zoning By-law Amendment, which Site was acquired in reliance upon the "in force" policies of the City of Toronto Official Plan as well as the absence of the implications of the proposed adoption of a future Heritage Conservation District.

The Site in question, without the inclusion of a "grandfathering clause" to recognize a pre-existing application which is active and ongoing, will be significantly impacted by the passage of the proposed Heritage Conservation District. Our client is requesting that the Site be excluded from or provided with a site specific exception exempting the Site, so as to ensure our client's

pre-existing development application is not unfairly encumbered by the proposed Heritage Conservation District Plan.

The nature of the materials we have reviewed to date makes it extremely difficult to fully assess the impact of the proposed plan based upon the vagueness of such wording in both their import and application. In light of the significant efforts and resources invested by our client in pursuing the approval of their development proposal for the Site, we hereby formally request that, at the very least, the Heritage District Plan be amended to exempt our client's Site from the application of same.

We also formally request that the writer, as well the registered owner (Lifetime St. Mary Inc. c/o Mr. Brian Brown 49 Jackes Avenue, Suite 200, Toronto, Ontario M4T 3E2), be provided with notice of any meetings of Council, Committees of Council, Community Council or Public Meetings/Community Consultation Meetings where reports related to Proposed Historic Yonge Street Heritage Conservation District, 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 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 Plan/by-law affecting the Site.

Should you have any questions or require any additional information, please do not hesitate to contact the writer, or Tim Williams, a planner in our office.

Yours very truly,

Adam J. Brown

cc: Mr. Brian Brown, Lifetime St. Mary Inc.