

July 27, 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 properties municipally known as 1, 9 & 11 BLOOR STREET WEST and 768, 770, 774, 774½, 776, 778, 780, 782 & 784 YONGE STREET in the City of Toronto**

**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 properties municipally known as 1, 9 & 11 Bloor Street West and 768, 770, 774, 774½, 776, 778, 780, 782 & 784 Yonge Street (the "Site"), whose applications for a Zoning By-law Amendment and Site Plan Approval were submitted to the City on March 16, 2015. Our client is currently proceeding through a cooperative consultation process in pursuit of a final approval which was based upon the "in force" policies of the City of Toronto Official Plan at the time when our client acquired the Site. More specifically, our client's significant investment in the redevelopment of this important corner of the City of Toronto considered all heritage policies, which we would respectfully submit ought not to be implemented for the subject site "after the fact".

Following the passage of By-law No. 277-2015 (the "Heritage By-law"), which designated the subject lands within the proposed Historic Yonge Street Heritage Conservation District as a

“Study Area”, the City passed an amendment to the Heritage By-law to release the Site, with our client’s agreement to consent to the designation under Part IV of the Ontario Heritage Act of the property municipally known as 774-776 Yonge Street. On April 2, 2015, City Council enacted an amending by-law, By-law No. 393-2015 (the “Amending By-law”), which removed the Site from the Study Area affected by the Heritage By-law.

The majority of the Site, with the exception of the 1-11 Bloor Street West properties, is now located within the boundaries of the proposed Historic Yonge Street Heritage Conservation District Plan Area (the “Plan Area”). Our client is requesting that the entire extent of the Site be excluded from the Plan Area, consistent with Council’s recent decision to exempt the Site from any further heritage study.

We are confident that the City’s Heritage Staff and the various Committee’s of Council and Council will respect the settlement reached as between our client and the City, continuing to exempt our client from the application of the new district.

Please notify both the writer, as well as the registered owner (at the following address: Mizrahi Development Group (The One) Inc., Attn: Mr. Sam Mizrahi, 126 Hazelton Avenue, Toronto, ON M5R 2E5), 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 Laura MacCormick, a planner in our office.

Yours very truly,

Adam J. Brown

cc: Mr. Sam Mizrahi (Mizrahi Development Group (The One) Inc.)