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July 27, 2015

BY EMAIL (lbetten2@toronto.ca)

Our File #111961

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

Attn: Lourdes Bettencourt

Dear Chair and Members:

**Re: Item PB6.1 - Proceeding to Plan Phase of the Proposed Historic Yonge Street Heritage Conservation District
Request to remove 587-599 Yonge Street, 2-4 Dundonald Street and 7-9 Gloucester Street from Study Boundary**

We act on behalf of Stancorp Properties Inc., the owner of the site municipally known as 587-599 Yonge Street, 2-4 Dundonald Street and 7-9 Gloucester Street, in the City of Toronto (the "Site").

As background, in 2012 our client submitted an application to amend Zoning By-law 438-86 to permit the development of a mixed use building on the Site. Although our client appealed the rezoning application to the Ontario Municipal Board ("Board"), a settlement was reached with the City and at the Board hearing in July 2014, the requested zoning amendment was approved. The Board's final Order will be issued following the completion of certain preconditions.

The approved zoning permits the redevelopment of the site with a mixed use building including a residential tower, a mid-rise building element and a 4 storey podium. A publicly accessible open space is proposed at the north end of the site and the heritage elements of the 3-storey row houses at 7 and 9 Gloucester Street are to be preserved. On October 14, 2014 the City issued a Notice of Intention to Designate 7 and 9 Gloucester Street. Prior to the approval of the Zoning By-law, the application was thoroughly reviewed by Heritage Preservation Services staff with respect to the heritage attributes of the Site and surrounding area and no concerns were raised.

On February 11, 2015, City Council enacted By-law 277-2015, a by-law to designate Historic Yonge Street between Davenport Road and College Street as a Heritage

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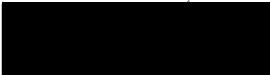
Conservation District Study Area. That By-law was appealed by a number of owners of land to which it applies, including our client with respect to the Site. It was unclear to us why the By-law was applied to our client's Site in light of the recent review and approval of the subject rezoning application.

At its meeting of July 7, 2015, City Council considered a report entitled "By-law No. 277-2015, a By-law designating a specific area as a heritage conservation study area for a period of one year while the City completes a heritage conservation district study – Further Direction Required" which recommended excluding certain lands from the applicability of By-law 277-2015. City Council adopted the Confidential Recommendation in Appendix "A" which, among other things, recommends an exemption for our client's Site to permit the recently approved development.

In light of the foregoing, we respectfully request that our client's Site also be removed from the subject Heritage Conservation District Study Boundary and the pending Plan at this time.

Yours truly,

AIRD & BERLIS LLP


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cc: client
Mary MacDonald
Sarah Henstock

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