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April 10, 2015

Toronto East York Community Council
City Hall, 2nd Floor West
100 Queen Street West
Toronto, ON M5H 2N2

Care Of: Rosalind Dyers, City Clerk's Office

Dear Sirs

**Re: Proposed Inclusion of 237 Queen Street East on the City of Toronto's Heritage Register and Intention to Designate Under Part IV, Section 29 of the Ontario Heritage Act
Item: TE5.17, Meeting of April 14, 2015**

We act on behalf of WAM Real Estate Investments Inc., who have entered into an agreement of purchase and sale for the property known as 237 Queen Street East ("**Property**"). We are writing further to the City's consideration of including the Property in the Heritage Register and designating the Property pursuant to Part IV of the Ontario Heritage Act.

The purpose of this letter is to express our client's interest in the potential Heritage registration and designation of the Property, as well as to request that TEYCC defer any decision with respect to this matter until after we have had the opportunity to meet with City Staff to discuss the report and the Property.

Heritage Significance is Questionable

We note that this area of Queen Street has long been reviewed for its heritage value and includes a large number of properties that have been either listed or designated over the years. The Property, however, has not been listed or designated as part of any of these previous reviews. This is consistent with the Property's relatively low historic value.

We understand that there have been concerns raised with the City over potential development of the Property, but the imposition of a heritage designation is not the appropriate form for dealing with any such concerns. If any development application is to occur, it will be thoroughly reviewed and analyzed as part of the development approvals process.

Request to Defer Inclusion on Heritage Register

As noted above, we are requesting a deferral of the inclusion of the property on the Heritage Register. Our client is in the processes of closing its purchase of the Property and would appreciate the opportunity to meet with the City once the purchase is complete to discuss the Property and any potential heritage significance.

Meeting with Staff Requested

We would appreciate the opportunity to meet with Staff in order to further discuss this matter. Our client just recently learned of the City's consideration of whether to include the property on the Heritage Register as well as to designate and has not yet had the opportunity to thoroughly assess the request or to set up a meeting with Staff to discuss this matter. We will be contacting Staff to organize a meeting in short order.

In addition, we request that we be added to any mailing list or other notices sent out by the City relating to these matters.

We appreciate your attention to this matter.

Yours truly,

BENNETT JONES LLP



Andrew L. Jeanrie

cc: Stefan Savelli, WAM

ALJ/mc

