

June 4, 2015

By E-mail and Regular Mail

Heritage Preservation Services

Toronto City Hall, 17th Floor, East Tower
100 Queen Street West
Toronto, ON M5H 2N2

Attention: Michael Vidoni, Heritage Planner

Re: Letter of Objection to King-Spadina Cultural Heritage Conservation District Plan

Dear Mr. Vidoni:

I represent the following owners located in the proposed King-Spadina Heritage Conservation District: 12 Widmer Street Limited, owner of the property at 12 Widmer Street; 14 Widmer Street Limited, owner of the property at 14 Widmer Street; 1579661 Ontario Inc., owner of the properties at 18 Widmer Street and 305-309 King Street West; and Claireville Holdings Limited, owner of the properties at 20 Widmer Street and 315, 317, and 319 King Street West (collectively, the "Clients").

On my Clients' behalf, I attended the first Community Consultation Meeting on April 20, 2015 for the King-Spadina Cultural Heritage Conservation District Plan and Guidelines project (the "King-Spadina HCD"). In conjunction with my Clients and a broader team of professionals, I have reviewed the materials presented at this meeting.

Based on what was presented at the April 20, 2015 meeting and our review of the materials provided at that meeting, including the Heritage Conservation District Study, my Clients wish to express a number of concerns. In particular, my Clients' concerns include the following:

1. How will the proposed guidelines, including the character area guidelines, be used and what will be their impact on current or imminent development applications?
2. What criteria were used in determining the classification of buildings as contributing or non-contributing properties, and how will this classification impact the proposed development of contributing properties?
3. Is the King-Spadina HCD boundary, as currently proposed, appropriate given the large area it encompasses and the lack of any unifying characteristics?;
4. How will the proposed King-Spadina HCD plan and guidelines address the significant existing, approved and planned intensification within the proposed district boundary?
5. Will the identified building typologies be used to determine the appropriateness of adaptive reuse?

The presentation at the April 20, 2015 meeting and materials provided were confusing to non-heritage and planning specialists. As noted above, there is no clear unifying theme across the proposed Heritage Conservation District. This came up in the discussion at the meeting regarding the proposed name of the district, King-Spadina Cultural Heritage Conservation District. Also the rationale behind the proposed Heritage Conservation District appears to be more focused on controlling design than on the protection of cultural heritage.

As a result of the above concerns, I ask that further engagement and consultation be undertaken with local property owners. In particular, I request a meeting among my Clients, their consultants and representatives of your office in order to discuss the King-Spadina HCD proposal and its potential impact on my Clients' properties.

As it is currently presented, and with so many unanswered questions and concerns, my Clients' do not support the proposed King-Spadina HCD.

On behalf of my Clients, I ask that I be added to any notification lists, and that I be advised of any forthcoming meetings, items, reports, and/or decisions regarding the King-Spadina HCD. I ask that you please provide notice in advance of any items pertaining to the King-Spadina HCD being considered by Council, so that my Clients may have the opportunity to make submissions if required.

Yours sincerely,

SCOTT MORRIS ARCHITECTS INC.



Deborah Scott, OAA, AAA, MAIBC, NSAA, MRAIC, RA (CA, IL), LEED AP

CC. City Clerk's Office – Ulli S. Watkiss, City Clerk
Councillor Joe Cressy – Ward 20, City of Toronto
Dan Nicholson – Senior City Planner, City of Toronto
Andrew Danyliw – Claireville Holdings Limited
Marcus Letourneau – Senior Cultural Heritage Specialist, [Golder Associates](#)
Robert Dragicevic – Senior Principal, Walker, Nott, Dragicevic Associates