



Davies
Howe
Partners
LLP

Lawyers

The Fifth Floor
99 Spadina Ave
Toronto, Ontario
M5V 3P8

T 416.977.7088
F 416.977.8931
davieshowe.com

Please refer to: **Mark Flowers**
e-mail: markf@davieshowe.com
direct line: 416.263.4513
File No. 703124

December 6, 2016

By E-Mail to teycc@toronto.ca

Toronto Preservation Board
2nd Floor, West Tower, Toronto City Hall
100 Queen Street West
Toronto, Ontario
M5H 2N2

Attention: Lourdes Bettencourt, Committee Secretariat

Dear Ms. Bettencourt:

**Re: Proposed Distillery District Heritage Conservation District
Agenda Item PB19.9**

We are counsel to 1150782 Ontario Inc. ("1150782"), the owner of lands municipally known as 31 Parliament Street, Toronto (the "Lands").

The Lands are located on the east side of Parliament Street, immediately north of the rail corridor, and form part of the area identified by the City in the Distillery District Heritage Conservation District (HCD) study area as the "Triangle Lands".

The Lands are currently occupied by a one-storey commercial building with a large rooftop billboard, a driveway access along the southern boundary, and a surface parking lot at the rear of the property.

On July 11, 2016, 1150782 filed an application with the City of Toronto for Official Plan and Zoning By-law Amendments (File No. 16 188179 STE 28 OZ) to permit a 49-storey mixed-use development on the Lands.

As part of the application requirements, our client submitted to the City a Heritage Impact Assessment prepared by Goldsmith Borgal & Company Ltd. Architects, dated July 4, 2016 (the "HIA"). The HIA concluded, among other things, that the existing building on the Lands "does not possess any heritage status and ... does not warrant any heritage designation".

We have reviewed the report of the City's Chief Planner and Executive Director, City Planning, to the Toronto Preservation Board entitled "Proceeding from Study to Plan Phase for the Proposed Distillery District Heritage Conservation District",



Davies
Howe
Partners
LLP

dated November 24, 2016 (the "Staff Report"). We understand that the Staff Report will be considered by the Preservation Board at its meeting on December 7, 2016. In addition, we have reviewed the Distillery District HCD Study report prepared by Taylor Hazell Architects Ltd., dated November 2016 (the "THA Study"), which is appended to the Staff Report.

We note that the THA Study identifies that the Triangle Lands are excluded from the boundaries of both the Distillery District National Historic Site (see Map 26) and the Gooderham & Worts Heritage Master Plan Area (see Map 27). Moreover, both the THA Study and the Staff Report identify the Triangle Lands as a "non-contributing area" to the proposed HCD. Notwithstanding these exclusions, both the THA Study and the Staff Report recommend that the Triangle Lands remain within the HCD Plan boundary.

Despite the geographic proximity to the Distillery District, we submit that there is insufficient justification for the inclusion of the Triangle Lands (including the Lands) within the proposed HCD Plan boundary. On behalf of 1150782, we therefore request that the boundary of the proposed HCD be amended accordingly.

We thank you for your consideration of this submission and request we be notified of the Preservation Board's recommendation regarding this item.

Yours truly,

DAVIES HOWE PARTNERS LLP

^{Per} Mark R. Flowers
Professional Corporation

copy: Client