

AIRD BERLIS

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December 4, 2017

BY EMAIL

City Council
City of Toronto
12th Floor, West Tower, City Hall
100 Queen Street West
Toronto, ON M5H 2N2

Attn: Marilyn Toft at clerk@toronto.ca

Dear Mayor and Members of Council:

**Re: Objection to Item TE28.12 - Inclusion of King-Spadina Contributing
 Properties on City's Heritage Register
 460 Richmond Street West, 20 Camden Street, 20 and 30 Maud Street and
 487 and 493 Adelaide Street West**

We represent S. Strashin and Sons Limited, the owner of 460 Richmond Street West, 20 Camden Street, 20 and 30 Maud Street and 487 and 493 Adelaide Street West, which are included on the list of properties that Heritage Preservation Services has recommended be added to the City's Heritage Register.

Our client's properties were identified as "contributing" in the King-Spadina Heritage Conservation District Plan (the "HCD Plan"), without justification for such categorization. Apart from noting the date that the buildings on the properties were constructed, the HCD Plan fails to describe any specific heritage attributes of the properties, nor their connection with the HCD Plan's Statement of Cultural Heritage Value. Additionally, we are not aware nor have we or our client been provided with any additional information or research to support the recommendation.

In the case of 20-30 Maud Street, the original building on this site has been significantly altered with a 2 storey addition constructed off of the original building's south side and a 3 storey addition constructed adjacent to the original building's north side. As a result, the original architectural expression of the building on this property has not been retained. Our client accordingly disputes the rationale provided for including this property as "contributing" in the HCD Plan nor listing it on the City's Heritage Register. Our client similarly disputes the inclusion of its properties at 20 Camden Street and 487 and 493 Adelaide Street West in the HCD Plan on the Heritage Register.

On this basis, our client asks that the Toronto Preservation Board refuse Heritage Preservation Services' recommendation that 460 Richmond Street West, 20 Camden Street, 20 and 30 Maud Street and 487 and 493 Adelaide Street West be included on the City's Heritage Register.

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Thank you for your consideration.

Yours truly,

AIRD & BERLIS LLP

A handwritten signature in black ink, appearing to read "Eileen P. K. Costello". The signature is fluid and cursive, with the first name being the most prominent.

Eileen P. K. Costello

EPKC/MTB
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