

**BERCOW INC.**  
**38 Camden Street, Toronto, Ontario**  
**M5V 1V1**

November 24, 2017

**VIA EMAIL – teycc@toronto.ca**

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

**Attention: Lourdes Bettencourt, Committee Secretary**

Dear Sirs/Mesdames:

**Re: Proposal to 38 Camden Street on the City of Toronto's Heritage Register**

Bercow Inc. is the owner of property known municipally as 38 Camden Street (the “**Subject Property**”). The Subject Property is on the north side of Camden Street between Spadina Avenue and Brant Street. The Subject Property is currently the site of a two-storey building with raised basement that is occupied by a number of different commercial tenants.

We have appealed By-law 1111-2017 (the “**By-law**”) to the Ontario Municipal Board, on a site-specific basis, pursuant to section 41(4) of the *Ontario Heritage Act*. The By-law designates the King-Spadina Heritage Conservation District and adopts the King-Spadina Heritage Conservation District Plan. The Subject Property is within the St. Andrew character area.

We are writing to you at this time as we understand that the Toronto Preservation Board is considering a report dated October 25, 2017 from the Acting Chief Planner and Executive Director, City Planning Division, to include the Subject Property on the City of Toronto's Heritage Register (the “**Register**”). We are strongly opposed to any such inclusion. The building located on the Subject Property is utterly unremarkable; it is a simple box of a commercial building and not worthy of historical preservation. Furthermore, the properties fronting onto Camden Street to the immediate east and west of the Subject Property have already been redeveloped and were never subject to inclusion on the Register; it is patently unfair that the Subject Property is now being included when the aforesaid neighbouring properties were not.

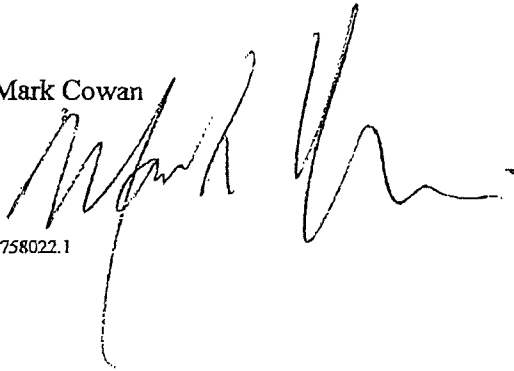
Kindly contact the undersigned at 416-558-6977 if you have any questions in connection with the foregoing.

Yours very truly,

**BERCOW INC.**

Mark Cowan

6758022.1

A handwritten signature in black ink, appearing to read 'Mark Cowan', written over a faint, larger version of the same signature.