



Overland LLP
Daniel B. Arsenosi
Tel: (416) 730-0337 x. 111
Direct: (416) 730-0320
Email: darsenosi@overlandllp.ca

January 17, 2017

VIA E-MAIL

Mayor Tory and Members of Council
2nd Floor, West Tower, City Hall
100 Queen Street East
Toronto ON M5H 2N2

Attention: Ms. Ellen Devlin
Secretariat

Your Worship and Members of Council:

**RE: 122-124 Peter Street and 357-359 Richmond Street West
TEYCC Item 21.9**

We are the solicitors for Fortress Carlyle Peter Street Inc. ("**Fortress**"), which is the owner of 122-124 Peter Street and 357 Richmond Street West. On behalf of our client, we are writing to express our client's preliminary concerns with the recommendations in the Staff Report dated November 15, 2016. We also spoke on behalf of our client at the Toronto Preservation Board meeting on December 9, 2016 in respect of this matter.

357 and 359 Richmond Street are typical examples of 19th century bay and gable buildings found throughout Toronto. In this case, the building has undergone significant alterations. For example, the interiors have been overhauled, all of the original exterior door, windows, frames and trims have been replaced, and the entire exterior has been reclad in dark grey stucco. Any restoration of these structures would be based on conjecture and interpolation from other contemporary buildings of similar design. We submit that any potential heritage integrity of these structures has been significantly compromised, and as a result, designation under Part IV of the Ontario Heritage Act would undermine a fundamental principle of good heritage planning.

122-124 Peter Street has been vacant for some time and is in a state of serious decline. The building has experienced structural damage that is evidence by the significant settlement of the front wall, and has further endured water damage, looted interiors, and the presence of mould and vermin. The Staff Report and recommendations are not informed by a condition assessment of this building.


The state of these buildings arise from circumstances that pre-date our client's ownership. In their current condition, we submit that the buildings do not warrant heritage designation. The properties provide an opportunity for an engaging architectural response that will

support the optimization of land use and infrastructure at this important intersection within King Spadina, which should be considered in conjunction with the Staff recommendations.

Thank you for your consideration of these concerns.

Yours truly,
Overland LLP



FOR  Per: Daniel B. Artenosi
Partner