

June 22, 2017

Via E-mail and Courier

Our File No.: 161109

Toronto East York Community Council
City Clerk's Office
Toronto City Hall
2nd Floor West, 100 Queen Street East
Toronto, Ontario
M5H 2N2

Attention: Ellen Devlin, Committee Administrator

Dear Sirs/Mesdames:

Re: PB24.1 (TE26.# TBD) – Designation of the King Spadina Neighbourhood Heritage Conservation District under Part V of the Ontario Heritage Act

We are solicitors for Woodcliffe MOD Developments (St. Andrew's) Inc., the owner of the property known municipally as 497, 505 and 511 Richmond Street West (the "**Subject Lands**").

Once the site of the City's west-end food market, the St. Andrew's Market, the Subject Lands have been occupied since 1932 by the Waterworks Building, which was originally constructed as a modern filtration facility. Our client has proposed an adaptive reuse of the heritage building on the Subject Lands to create a community hub with a vertically integrated mix of uses, including a YMCA facility, retail, a food hall, and a residential condominium. The City has retained a portion of the original building to serve as the new home for Eva's Initiatives for Homeless Youth.

At its meeting of March 9, 2017, City Council unanimously approved the proposed development of the Subject Lands.

Our client supports the protection and conservation of heritage resources within King Spadina. However, it has had limited opportunity to review the draft HCD Plan since its release last week. At this time, we can advise that our client's main objective is to ensure that the proposed designation of the Heritage Conservation District and the adoption of the HCD Plan do not adversely impact the proposed development of the Subject Lands.

We ask that we be notified of any decisions of Community Council or Council.

Yours truly,

Goodmans LLP



Michael Stewart
MGS/

cc: Woodcliffe MOD Developments (St. Andrew's) Inc.

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