



Friday, September 1, 2017

METHOD OF DELIVERY: EMAIL

**Toronto and East York Community Council**

100 Queen St. W  
2nd floor, West Tower, City Hall  
Toronto, ON M5H 2N2

**ATTN: ELLEN DEVLIN, SECRETARIAT**

**RE: 241 RICHMOND STREET WEST AND 133 JOHN STREET, TORONTO –  
COMMUNITY COUNCIL HEARING – TE26.14 DESIGNATION OF THE KING-  
SPADINA HERITAGE CONSERVATION DISTRICT (UNDER PART V OF THE  
ONTARIO HERITAGE ACT)**

To the attention of the Toronto and East York Community Council,

We have been advised by the City Heritage Division that two of our properties might be designated as having Heritage value. The properties are located on the corner of John St and Richmond Street West and are presently occupied by The Ballroom, which is a bowling alley and restaurant, and Jack Astor's, which is a restaurant. The Ballroom (241 Richmond Street West) has no heritage value whatsoever. It is a plain brick rectangular building with no architectural appearance. The adjacent building that we also own, 133 John Street, is occupied by Jack Astor's restaurant. This building might have had heritage value many years ago, however would currently cost a great deal of money to restore to its original condition, if it were even possible, due to the fact it has deteriorated dramatically over the last twenty or thirty years.

The Jack Astor's building was recently purchased by us as a development site for approximately 11 million dollars. This building, coupled with The Ballroom, is probably one of the finest future development sites in the City of Toronto and although I have no concerns about any of our other buildings being designated as having historic value, to designate these two buildings, which have no historic value whatsoever, would be absolutely ridiculous.

We currently own 269 Richmond Street West, which is a beautiful architectural building from the Victorian Georgian Era. We treasure it and are restoring it as one of the very few such buildings left in the core of the City of Toronto. This building has the most attractive features and we will be spending a great deal of money adding another floor and an elevator and upgrading the interior for high profile office use. I believe that there has been suggestion that this also should be designated a heritage site, and on this issue, I would certainly understand any decision in this regard.



# CAMWOOD PROPERTIES LTD.

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Our whole corporation was created and committed to the restoration of these Victorian Georgian Era buildings, so we can wholeheartedly support your mandate. However, in this instance it would not make any sense at all to designate 241 Richmond West, or its adjacent 133 John Street, as having any significant value from a heritage point of view, but would in fact be better demolished to make way for a very large structure sometime in the future.

I trust you will understand our mandate and intent, and look forward to your continued efforts to control development where genuine heritage sites might be demolished or damaged.

Thank you very much.

Yours truly,

**Neil C.W. Wood**

President

Camwood Properties Ltd.