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September 5, 2017

Our File No.: 161048

**Via Email: teycc@toronto.ca**Toronto and East York Community Council  
c/o Ellen Devlin, Committee Administrator  
2nd floor, West Tower, City Hall  
100 Queen St. W.  
Toronto, ON M5H 2N2

Dear Councillors:

**Re: Proposed Designation of the King-Spadina Heritage Conservation District Under Part V of the Ontario Heritage Act - Item TE 26.14, Community Council Meeting of September 6, 2017**

We are solicitors for Hullmark (474 Wellington) LP (“Hullmark 474 Wellington”) and Hullmark Developments Ltd. (“Hullmark”). Hullmark 474 Wellington is the owner of the lands municipally known as 470, 472 and 474 Wellington Street West in the City of Toronto (the “Hullmark Wellington Site”). Hullmark is the developer and/or manager of properties within the King-Spadina area, and has participated in the public process related to the proposed King-Spadina Heritage Conservation District Plan (the “HCD Plan”) as part of a group of land owners who own property within the King-Spadina HCD Study Area (the “King-Spadina landowners group”). The concerns of the King-Spadina landowners group with the proposed HCD Plan are set forth in letters from Eileen Costello of Aird Berlis LLP dated November 14, 2016, June 21, 2017 and September 5, 2017.

Our clients share and support the concerns of the King-Spadina landowners group with the proposed HCD Plan. The purpose of this letter is to set forth specific concerns with the HCD Plan as it relates to the Hullmark Wellington Site.

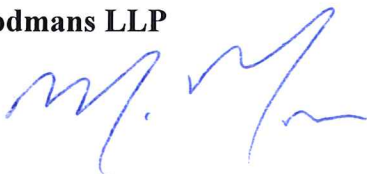
Hullmark 474 Wellington is currently processing a rezoning application to permit the development of a 15-storey office building with retail uses at grade on the Hullmark Wellington Site. The Hullmark Wellington Site is a non-contributing property under the proposed HCD Plan. The proposed 15-storey building will fit within and complement the heritage context of adjacent buildings along Wellington Street West. The proposed office space will help to balance the strong residential mix in the neighbourhood by providing valuable jobs within the growing area of King-Spadina. Hullmark 474 Wellington recently appealed its rezoning application to the Ontario Municipal Board.

One of the stated heritage attributes for the area, as set forth in the proposed HCD Plan, is the Commercial Building Typology, which includes reference to a range of heights from 2-12 storeys. It is unclear whether this is intended to impose a height limit on commercial buildings of 12 storeys. Any attempt by the HCD Plan to cap commercial building heights at 12 storeys, especially on non-contributing properties such as the Hullmark Wellington Site, would be inappropriate.

Please provide us with notice of any further public meetings with respect to the proposed HCD Plan, as well as any action taken by City Council in respect of this matter.

Yours truly,

**Goodmans LLP**



Mark Noskiewicz

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