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**Via Email**

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

Dear Mr. Mayor and Members of Council:

**Re: Proposed King Spadina Heritage Conservation District Plan  
Toronto and East York Community Council Item TE26.14  
102-118 Peter Street and 350-354 Adelaide Street West**

We are the solicitors for Graywood PA GP Inc. (the "Company"), which has an interest in the lands municipally known as 102-118 Peter Street and 350-354 Adelaide Street West in the City of Toronto (the "Property").

The Property is located within the area subject to the proposed King Spadina Heritage Conservation District Plan (the "HCD Plan"). The proposed HCD Plan identifies the 118 Peter Street and 350 and 352 Adelaide Street West as contributing properties (the "Contributing Properties"), while the remainder of the Property is identified as non-contributing.

The Property is the subject of a site-specific Zoning By-law Amendment application which would permit the redevelopment of the Property with a 47-storey mixed-use building, while providing for the appropriate conservation of the Contributing Properties. City Staff have recommended approval of the proposed Zoning By-law Amendment for the Property as well as the approval of the necessary alterations to the Contributing Properties in order to permit the proposed development.

We are writing to express the Company's concerns with respect to the proposed HCD Plan as it would apply to the Property.

The Company is concerned that the proposed HCD Plan will impose inappropriate restrictions on the development of the Property that are not consistent with the proposed Zoning By-law Amendment and related alterations to the Contributing Properties. As indicated, City Staff have recommended approval of both the Zoning By-law Amendment and the proposed alterations. In order to ensure the appropriate implementation of the necessary approvals to permit the redevelopment of the Property, we would respectfully request that the Property be exempted from the proposed HCD Plan.

The planning and design analysis which underpinned the settlement referred to above demonstrates that the site specific attributes of the Property should properly lead to a different result for the Property than the more general, area-wide standards provided for in the proposed HCD Plan.

We would be pleased to discuss these and the other concerns of the Company with respect to the proposed HCD Plan with City Staff. Please provide us with notice of Council's decision in this matter or of any future consideration by Council, Community Council, or any Committee.

Yours truly,

McCarthy Tétrault LLP



Cynthia A. MacDougall

CAM

c: Leslie Forder  
Susan McAlpine