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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
30 Widmer Street and 309-315 Adelaide Street West**

We are the solicitors for Widmer-Adelaide Corp. and Widmer Residences Corp. (collectively the "Company"), the registered owner of the lands municipally known as 30 Widmer Street and 309-315 Adelaide Street West in the City of Toronto (the "Property"). The Property is currently developed with a temporary sales office and surface parking lot.

The Property is the subject of a site-specific Zoning By-law Amendment which has recently been approved by the Ontario Municipal Board (final order withheld, subject to certain conditions) in order to implement a settlement which was endorsed by City Council in March of this year.

The Property is located within the area subject to the proposed King Spadina Heritage Conservation District Plan (the "HCD Plan"). 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 Council-endorsed settlement which has been approved and is awaiting the final order from the Ontario Municipal Board. In order to ensure the appropriate implementation of the settlement for 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



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