



CAMWOOD PROPERTIES LTD.

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Friday, November 10, 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 (ADMINISTRATOR), HERITAGE PRESERVATION
SERVICES AND THE ONTARIO MUNICIPAL BOARD**

**RE: LETTER REGARDING NOTICE OF APPEAL – BY-LAW NO. 1111-2017
(UNDER THE ONTARIO HERITAGE ACT, R.S.O. 1990, c.O.18)**

To Whom It May Concern,

My name is Neil Wood and I am the President and Senior Shareholder of Camwood Properties Ltd., which was formed in the early 1980's. At that time there were a large number of interesting Georgian and Victorian buildings located in what had become the "Garment District". Being an immigrant from the United Kingdom, I was horrified to hear that many of these beautiful old buildings were being slated for demolition. As a consequence, our Company purchased approximately 16 of what have since become known as "Brick and Beam" buildings. All of these buildings were saved from the wrecker by our Company.

They were each retro-fitted and leased to commercial tenants who were thrilled to have offices and premises dating back to the Victorian era. No sooner than we had purchased and renovated these buildings, we successfully leased them. In the ensuing years the taxes and operating costs escalated dramatically and then Allied Properties REIT came to their rescue and purchased the portfolio. Following that, I retained the least interesting property of the group, at the corner of John and Richmond. Shortly after that time I was able to purchase a group Georgian/Victorian row houses which are now our Head Office at Richmond and Widmer. During this period I was also attracted by a row of Victorian houses at the rear of our office, running along the West side of Widmer between Richmond and Adelaide, and I expressed an interest in purchasing them. However, I was informed that they had recently been sold to a developer, who I was told intended on demolishing these Victorian houses to place a tower immediately behind our building.



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Since that time, the developer has demolished these houses, in spite of the fact that they were all in very good condition and would have all been designated heritage buildings, given they all remain cited in the property list for the proposed district.

It is difficult for me to understand now that the City of Toronto are proposing to designate not only our Head Office Victorian buildings, but also other properties that we own at John/Richmond.

One of these buildings was purchased by us in the early 1980's and became bar/restaurant. This is currently a bowling alley, and the construction has not a single reference to the Georgian/Victorian era. It is a plain building built in the 1930's with no aesthetic features at all. The adjacent building was purchased by our Company a few years ago and these two buildings together are probably the finest future development site that remains in the City of Toronto. Ironically the Heritage Department have decided that they to are to be heritage buildings.

In closing, I can state that our Head Office block of buildings at 269/273/277 Richmond Street West are a beautiful example of Georgian/Victorian architecture and as a consequence should be designated as such. They all are now fully leased to discriminating tenants who enjoy the ambiance.

Regretfully, it would appear that given all these facts, heritage designations are reserved for anyone other than developers.

Yours truly,

CAMWOOD PROPERTIES LTD

Neil C.W. Wood