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Matter No. S855-04

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DELIVERED BY EMAIL (teycc@toronto.ca)

Toronto and East York Community Council
2nd Floor, West Tower, City Hall
100 Queen Street West
Toronto ON M5H 2N2

**Attention: Ms. Ellen Devlin,
Committee Administrator**

Dear Chair Wong-Tam and Members of Toronto and East York Community Council:

**RE: Item No. TE34.35
- Request for Direction Report re: 90 and 100 Simcoe Street,
130 Pearl Street and 203, 207 and 211 Adelaide Street West**

Please be advised that we are the solicitors for Sun Life Assurance Company of Canada, the owner of the above-noted property. On our client's behalf, we have been actively pursuing the necessary approvals to allow for the redevelopment of this property. As noted in the Request for Direction Report, this site has significant frontage on three streets, Adelaide Street West, Simcoe Street and Pearl Street. It is of a size and dimension that it clearly can accommodate a tall building. Accordingly, from a land use and compatibility perspective, the proposed mixed-use building including, retail, office and residential uses is entirely appropriate for this site.

As also noted in the Staff Report, our client and its consultant team have met with City Planning, Urban Design and Heritage staff on several occasions, and they are investigating and currently working on a revised proposal which they believe will respond to the various issues raised by City staff. Accordingly, in my view, no purpose would be served in responding to the various matters that have been raised in the Report. Rather, we are hopeful through further review and discussions with City staff, those matters can be addressed.

There is, however, one issue which requires some clarification. Based upon the many detailed and thoughtful reasons provided by our client's heritage consultants, ERA Architects Inc., and George Baird of Baird Sampson Neuert Architects, it is our client's strong opinion that the existing building on the site does not merit preservation. Indeed, as the heritage reports have

pointed out, the existing building has undergone very significant modifications over the years such that very little of the original structure remains. While our client is undertaking further review of this matter, this fact should not be overlooked.

Nonetheless, as noted in the Staff Report, our client is currently working to address all of the outstanding issues raised by City staff. Accordingly, our client does not support the adoption of Recommendation No. 1, but it does indeed support Recommendation No. 2, whereby the City Solicitor and other appropriate City Officials are authorized to take the necessary steps to continue negotiations with the appellant to resolve the outstanding issues in order to attempt to reach a settlement of the LPAT appeal.

Yours very truly,

Devine Park LLP

A handwritten signature in blue ink that reads "Patrick J. Devine". The signature is written in a cursive style with a large, stylized initial 'P'.

Patrick J. Devine

PJD/mp

cc: Sun Life Assurance Company of Canada
c/o Bentall Kennedy (Canada) Limited Partnership