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July 3, 2018

BY EMAIL

Toronto and East York Community Council
2nd floor, West Tower, City Hall
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Attn: Ellen Devlin

Dear Members of the Toronto and East York Community Council:

**Re: TE 34.86 - Official Plan Amendment to Further Protect Heritage Views of
City Hall, Old City Hall and St. James Cathedral**

Aird & Berlis LLP is counsel to KingSett Capital, owners of a number of properties located within the vicinity of City Hall, Old City Hall and St. James Cathedral.

The purpose of this correspondence is to set out our client's concerns with respect to City Staff's proposal to bring forward an Official Plan Amendment to further protect heritage views of the above noted-buildings.

In recent years, properties located within the Downtown have become subject to a growing number of planning policies which have placed numerous restrictions on built form. These policies include but are not limited to the heritage policies contained within the City of Toronto Official Plan (through OPA 199), the under appeal policies of the Historic Yonge Street Heritage Conservation District and the St. Lawrence Neighbourhood Heritage Conservation District as well as policies of the Downtown Secondary Plan (OPA 406).

Our client submits that in light of the onerous standards set out in this new policy framework, the strengthening of policies to further protect heritage views of City Hall, Old City Hall and St. James Cathedral will hinder development in an area of the City that continues to be designated for growth.

Accordingly, our client objects to the City's efforts to strengthen these heritage views policies and will make its position known at any future public consultation with respect to this matter.

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Yours truly,

AIRD & BERLIS LLP

A handwritten signature in black ink, appearing to read "Eileen P.K. Costello". The signature is fluid and cursive, with the first name being the most prominent.

Eileen P.K. Costello

LD/EC/cw

c. Client

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