



Reply Attention of	Mary Flynn-Guglietti
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Our File No.	264054
Date	December 2, 2019

DELIVERED VIA EMAIL teycc@toronto.ca

Toronto & East York Community Council
2nd Floor, West Tower
City Hall
100 Queen St. West
Toronto, ON M5H 2N2

Attention: Ms. Ellen Devlin, Secretariat

Dear Chair Gord Perks and Members of the Toronto & East York Community Council:

**Re: TEYCC Meeting of December 3, 2019
Item No. 11.9
Alterations to the Heritage Properties, s. 29 of the *Ontario Heritage Act*
301 (303), 305 (309, 311), 315 & 319 King Street West (Ward 10)**

We are the solicitors retained on behalf of the owners of the properties municipally known as 301 (303), 305 (309, 311), 315 & 319 King Street West in the City of Toronto and the subject of item no. 11.9 on the December 3, 2019 TEYCC agenda. We are in receipt of a copy of the report dated October 29, 2019 from the Senior Manager, Heritage Preservation Services, Urban Design and City Planning recommending approval of the proposed alterations to the heritage properties referenced above to allow for the redevelopment of the lands located within the block bounded generally by King Street West, John Street, Blue Jays Way and Mercer Street, in conjunction with the related Zoning By-law amendment application currently under appeal to the LPAT.

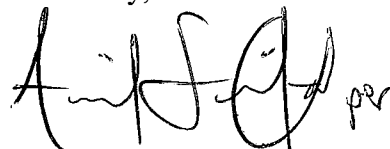
As noted in staff's October 29, 2019 report, our client's Architects, Scott Shields Architects Inc., together with Heritage Architect, Philip Goldsmith have worked tirelessly with staff of the City on revisions to the rezoning application, the proposed plans and a Conservation Plan that are satisfactory to staff of Heritage Preservations Services. The plans currently on file with the Senior Manager, Heritage Preservation Services dated October 25, 2019 were the subject of a Heritage Impact Assessment ("HIA") prepared by Philip Goldsmith Architect. As noted in the HIA the heritage attributes of the buildings are primarily found in the front façades and how they address the street. The base podium level of the proposed development contains the identified heritage buildings. The street facades to be retained are identified as 319, 315, 309 and 301-3 King Street West. From a street wall perspective, the retention of the historic buildings along with the new three storey base podium elements and the step back to the upper podium and the tower starting at the 8th floor, will preserve much of the character of the block from a pedestrian experience.

In the October 29, 2019 report, they are recommending approval of the alterations subject to seven detailed recommendations. The staff's recommendation report was recently before the Toronto Preservation Board ("TPS") for consideration. In a letter dated November 14th, 2019 Ms. Sandra Shawl, Chair of the TPS noted that the TPB adopted recommendations 2, 3, 4 and 5 but did not adopt recommendations 2, 3, 4 and 5 in the report.

We wish to note that during the debate at the TPS one of the members suggested that the floor space available in the proposed preserved ground floor buildings was not large enough to even permit so much as a small coffee shop. We wish to clarify for the record and correct this misinformation. In reviewing the plans the restaurant spaces are identified with one at 1,955 square feet and the other at 4,625 square feet. The total space identified for restaurants at 6,580 square feet.

Mr. Philip Goldsmith of Philip Goldsmith Architect, a well-respected heritage Architect will be in attendance at the TEYCC meeting to make a deputation and Ms. Annik Forristal of our firm will also be in attendance to assist answering any questions regarding this item.

Yours truly,

A handwritten signature in black ink, appearing to read 'Mary Flynn-Guglietti', with a stylized 'per' at the end.

Mary Flynn-Guglietti

/jl

cc: Andrew Danyliw
Deborah Scott, Scott Shields Architects
Philip Goldsmith, Philip Goldsmith Architects