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November 25, 2020

Matter No. S855-04

DELIVERED BY EMAIL (teycc@toronto.ca)

Toronto Preservation Board
c/o City Clerk's Department
2nd Floor, West Tower, City Hall
100 Queen Street West
Toronto ON M5H 2N2

Attention: Ms. Ellen Devlin, Administrator

Dear Chair and Members of the Board:

RE: Toronto Preservation Board Meeting of November 30, 2020
- Item PB19.2
- Intention to Designate under Part IV, Section 29 of the *Ontario Heritage Act*
- 100 Simcoe Street

We are the solicitors for Sun Life Assurance Company of Canada, the owner of the lands known municipally as 90 and 100 Simcoe Street, 130 Pearl Street, and 203, 207 and 211 Adelaide Street West (the "**Site**"). We are writing on behalf of our client to provide written submissions respecting the proposed designation of 100 Simcoe Street under Part IV, Section 29 of the *Ontario Heritage Act*.

The Site is the subject of a rezoning application that was appealed to the Local Planning Appeal Tribunal in 2017. Since that time, our client, its consultants, and City Planning have been working collaboratively to negotiate a settlement that would permit the development of the Site with a mutually acceptable mixed-use building.

Our client's heritage consultant, ERA Architects Inc. ("**ERA**"), has, over the years, submitted correspondence to the Toronto Preservation Board respecting the cultural heritage value and attributes of the building located at 100 Simcoe Street. In that regard,

ERA has again prepared a letter, enclosed herewith, as to why 100 Simcoe should not be designated.

For the reasons set out in ERA's letter, we believe that 100 Simcoe Street should not be designated under Part IV, Section 29 of the *Ontario Heritage Act*. Accordingly, we would ask that no action be taken by the Toronto Preservation Board at its meeting to be held on November 30, 2020.

Kindly add my name to the list of persons to be notified of any further actions by Toronto Preservation Board, Toronto and East York Community Council or City Council with respect to this matter.

Yours very truly,

Devine Park LLP



Patrick J. Devine
PJD/MAC/sf

cc: Sun Life Assurance Company of Canada
c/o BentallGreenOak



ERA Architects Inc.
#600-625 Church St
Toronto ON, M4Y 2G1

November 25, 2020

Sent by EMAIL

Toronto Preservation Board
e: teycc@toronto.ca

RE: PB19.2 - Inclusion on the City of Toronto's Heritage Register - Intention to Designate under Part IV, Section 29 of the Ontario Heritage Act - 100 Simcoe Street

To the Toronto Preservation Board:

This letter is issued on behalf of the property owner at 100 Simcoe Street, Toronto, to acknowledge the intent to designate under Part IV, Section 29 of the Ontario Heritage Act (OHA).

We reiterate our position previously asserted (in response to the staff report dated January 17, 2017) that the integrity of the property's cultural heritage value and attributes have been compromised. The attributes listed are inaccurate and inhibit our ability to properly conserve the building.

At this time, ERA Architects (ERA), has been involved in a multi-year process with Heritage Preservation Services to develop a conservation strategy for the subject site. In 2018, both the city staff and our client agreed to collectively develop an appropriate conservation strategy rather than pursuing designation.

This collaboration included numerous heritage focused discussions, presentations and workshops with city staff resulting in various design iterations and explorations of conservation approaches. Progress made in this collaboration is exciting for both the city and the client.

Until the collaborative process with the city has been completed (or it has come to an end), the designation of this property is premature. Therefore, our client must object to the designation of the property at this time.

Sincerely,

A handwritten signature in blue ink, appearing to be 'Philip Evans', written in a cursive style.

Philip Evans, BArch, OAA, CAHP, MRAIC

Principal, ERA