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March 29, 2021

Matter No. S855-04

CONFIDENTIAL AND WITHOUT PREJUDICE

VIA EMAIL

City of Toronto Legal Services
55 John Street
Stn. 1260, 26th Flr., Metro Hall
Toronto ON M5V 3C6

Attention: Matthew Longo and Amanda Hill

Dear Mr. Longo and Ms. Hill:

RE: 90 and 100 Simcoe Street, 130 Pearl Street, and 203, 207 and 211 Adelaide Street West (the "Site")
- City File No. 16 192792 STE 20 OZ
- LPAT Case No. PL171103
- Heritage Conservation Matters

As you know, we are solicitors for Sun Life Assurance Company of Canada, the owner of the above-noted Site. On March 22, 2021, our office submitted, on a confidential and without prejudice basis, plans and drawings prepared by Hariri Pontarini Architects, dated March 19, 2021, and a Heritage Impact Assessment prepared by ERA Architects Inc., dated March 1, 2021, (collectively, the "**Revised Plans**"), in support of the proposed alteration to the designated property at 100 Simcoe Street to allow for the construction of a 209.6 metre (not including the mechanical penthouse) tall mixed-use tower. This submission represented substantial revisions to the rezoning application for the Site and conserves the heritage property previously proposed to be demolished.

In the event the Revised Plans are brought forward as part of a confidential report to the Toronto Preservation Board (the "**TPB**"), and the TPB recommends that Toronto City Council approve the proposed alterations to the designated heritage property at 100 Simcoe Street in accordance with Section 33 of the *Ontario Heritage Act*, we would expect and accept that such approval be subject to standard conditions, such as the entering into of a Heritage Easement Agreement, the provision of a Conservation Plan, and the withdrawal of certain appeals to the Local Planning Appeal

Tribunal and the Conservation Review Board respecting heritage matters. Our client will work with Heritage Preservation Services through the Site Plan Approval process to secure or implement the heritage conservation measures as set out in the Heritage Impact Assessment referred to above.

On the basis of the forgoing, we ask that you kindly seek instructions from the TPB at its meeting to be held on April 14, 2021.

Should you require any additional information, please contact the undersigned.

Yours very truly,

Devine Park LLP


Michael Cook
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cc. Client