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Our File No.: 120458

Via Email: hertpb@toronto.ca

Toronto Preservation Board
City of Toronto
2nd Floor, West Tower, City Hall
100 Queen Street West
Toronto, ON M5H 2N2

Attention: Ellen Devlin, Secretariat

Dear Sirs/Mesdames:

**Re: Toronto Preservation Board Meeting May 12, 2021
Item PB24.3 – Inclusion on the City of Toronto's Heritage Register, Intention to
Designate under Part IV, Section 29 of the Ontario Heritage Act - 625 Church
Street**

We are solicitors for Manulife Investment Management in respect of the lands known municipally in the City of Toronto as 625 Church Street (the “**Property**”).

On December 20, 2019, after extensive pre-consultation with City staff, our client filed a rezoning application for the Property (the “**Application**”). The applicable policy documents indicate that the Property is a suitable candidate for significant intensification. In particular, we note that the Property is currently underutilized but is identified for urban intensification based on its location within the Downtown Toronto *Urban Growth Centre* and in close proximity to existing transit stations. All of the applicable policy documents promote the efficient use of land and infrastructure within built-up areas, specifically in proximity to higher order public transit.

Although our client subsequently appealed the Application to the Local Planning Appeal Tribunal, our client has engaged in extensive consultation with City staff and the community, including additional community meetings and a working group process. Of specific relevance to the above-noted matter, our client and its consultants have worked diligently with Heritage Preservation Services staff (“**HPS**”) regarding an appropriate approach to conservation for the Property.

We understand that the proposed intention to designate the Property is a result of these ongoing discussions with HPS. We further understand that the proposed statement of significance and list of heritage attributes reflect and would enable such appropriate conservation through redevelopment of the Property as a tall building.

It is on this basis that our client is not objecting to the proposed intention to designate the Property. Our client certainly appreciates the ongoing dialogue with HPS and looks forward to implementing the outcome of these discussions.

We would appreciate receiving notice of any decisions made in respect of this matter.

Yours truly,

Goodmans LLP



David Bronskill
DJB/
Encl.

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