

June 15, 2021

Toronto Preservation Board
Toronto City Hall
100 Queen St. West
Toronto, ON M5H 2N2

Via e-mail

Dear Board Members:

**RE: Proposed Designation under Part IV, Section 29 of the Ontario Heritage Act
600 King St. West**

I represent 600KW Limited, which is the owner of the property municipally known as 600 King Street West, Toronto.

I am writing to express my client's disappointment and frustration with the process that the City has embarked upon to Designate my client's property under the *Ontario Heritage Act*. The disappointment and frustration arise due to the utter failure of the City's Urban Design/ Heritage Planning Department to engage my client in this process. This lack of engagement has arisen despite the fact that my client has been proceeding with active discussions with the City's Planning Department regarding a development application that was filed and is currently in the review process by the City.

By way of background, I can advise the Board that my client attended a Pre-consultation meeting with the City on January 11, 2021. The meeting was for the purpose of canvassing ideas related to the potential to construct an addition upon the building located at 600 King Street West. At no time during this Pre-consultation meeting did City staff ever advise my client that the City was intending to Designate 600 Street West under the Heritage Act.

Having completed the Pre-consultation process, my client filed an application to Rezone the subject site on February 26, 2021. In support of the Rezoning Application, my client filed a Heritage Impact Assessment on February 26, 2021, together with numerous other studies. The Heritage Impact Assessment made it clear that my client, recognizing that the subject site is a listed property on the City's Registry, intended to appropriately respond to the historic elements and character of the building on the site by constructing a modest addition to the structure. In fact, it was made clear in all relevant reports filed in support of the application that my client intends to maintain the subject building as well as continue and expand the existing uses.

At no time since the filing of the Heritage Impact Assessment or the filing of the Rezoning application did Heritage Planning contact my client to discuss the potential Designation of 600 King Street West.

Rather than contacting my client to discuss its proposed development, it appears that Heritage Planning simply decided to initiate the process to Designate my client's property without any forewarning or discussion. In fact, my client first became aware of the intention to Designate the subject site when it received the Notice of the June 16th, 2021 meeting.

It is unfortunate that Heritage Planning chose to proceed in a manner that excludes input from the landowner before the process to Designate the property has commenced. Such an approach, especially in light of my client's existing Rezoning application, does not lend comfort that Heritage Planning is prepared to engage in discussions or consider the thoughts of others when assessing potential development. In fact, it appears to be a 'pre-emptive strike' designed to thwart constructive discussions and development.

Heritage Planning's unilateral action of commencing this process without advance notice to my client, and its failure to seek input from my client, have not gone unnoticed by client. Such action should also, I would hope, not go unnoticed by the Board or City Council. Nonetheless, I can assure you that my client will continue to attempt to work co-operatively with the City to avoid conflict where possible when pursuing the Rezoning of 600 King St. West to permit the proposed development.

Yours truly,

**RITCHIE KETCHESON
HART & BIGGART LLP**



R. Andrew Biggart