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VIA EMAIL: teycc@toronto.ca

February 18, 2021

The Toronto and East York Community Council

Re: TE23.25 – Inclusion on the City of Toronto’s Heritage Register – 55 Elm Street (650 Bay Street) and 57-71 Elm Street

We are the solicitors for Maria Anna Maurizio (the “Owner”) who owns, 63 Elm Street, Toronto, Ontario (the “Property”).

The Owner has entered into an agreement of purchase and sale dated February 28, 2020, as amended, to sell the Property to Lanterra Developments Limited or nominee (the “Buyer”) in a transaction scheduled to close on April 30, 2021, although the agreement is still conditional.

A representative of the Buyer, ERA Architects Inc., appeared at the Toronto Preservation Board meeting on February 17, 2021 to request a deferral of the listing of the subject properties, including the Property, to allow time to present draft Conservation Objectives. The Board did not accept this request and voted to list all of the properties on the Heritage Register.

We did not make a written submission at the Board’s meeting as we only received notice the day before the meeting as our client is at present incapacitated.

The Property is not historically significant. It has been empty for some time and has been boarded up. The water has been shut off. If the Property were to be listed on the Heritage Register, our client would be unfairly dealt with for not demolishing the Property earlier. In any event, the Buyer, will only request deferral of the listing process to permit it time to submit a plan which would provide for cultural preservation of the subject properties, which seems to be a fair and reasonable request.

All the foregoing is respectfully submitted for your consideration.

Yours truly,

FRIEDMANS LAW FIRM

Per:

J. Todd Holmes

JTH: