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DELIVERED BY E-MAIL

Members of the Toronto Preservation Board

Attention: Fortis Chiu Committee Secretary

City Clerk's Office
10th Floor West Tower, Toronto City Hall
100 Queen Street West
Toronto, Ontario
M5H 2N2

Dear Chair and Members of the Board

RE: 863880 Ontario Limited – 80 and 86 Lynn Williams Street, Toronto – Notice of Intention to Designate - Report January 29, 2024 - Agenda Item PB 14.1, Meeting on February 15, 2024

I am the solicitor for 863880 Ontario Limited ("863880") the long term ground lessee of the lands known municipally as 80 and 86 Lynn Williams Street in the City of Toronto (the "site"). The registered owner of the site is 695238 Ontario Limited ("695238").

863880 is the developer of the lands surrounding the site and over the last 35 years has been assembling, servicing and rezoning these lands from their prior industrial land uses to create the vibrant mixed use residential neighbourhood known as Liberty Village.

The lands at 80 and 86 Lynn Williams form part of Development Block 8 within Liberty Village. As part of this process these lands are subject to existing Subdivision and Section 37 Agreements as well as the related Official Plan and Rezoning By-laws. Among these are zoning by-laws 600-2005 and 853-2005 referenced in the Decision History of the Report which is before you.

Those by-laws require the retention of the south half of the former A. R. Williams Machinery Company building located on the site. They permit the construction of a new high rise residential tower on the north half of Block 8 following the demolition of the north half of the former Machinery building. The heritage listing which accompanied those by-laws in the Heritage Attributes made it clear that the north wall was not included and they that focused on the south portions of the east and west walls.

While the current Report proposes to designate the entire site it is our understanding from discussions with City staff that the focus of heritage concerns remains the south half of the site only.

In discussions with City staff, the following process was established (terms inside round brackets are my clarifications):

- Designation of the property at Feb 15 TPB/March 20 Council. Designation applies to whole property (both 80 and 86 Lynn Williams Street).
- Current owner applies for heritage permit under the Ontario Heritage Act to demolish the north half (86 Lynn Williams Street) and to alter the southern portion (80 Lynn Williams Street). They must be sure to demonstrate what's happening to the north wall. I.e. just rebuilding a blank masonry wall or including doors for future atrium connection etc.
- Approval would include condition to enter into an HEA (a Heritage Easement Agreement) for the whole property and provide conservation plan.
 - The HEA would secure conservation plan work with Letter of Credit for south half (80 Lynn Williams Street).
 - The HEA would include clause that the north part (86 Lynn Williams Street) would no longer be subject to the HEA once work is complete.
- HEA registered on title prior to severance (of 80 and 86 Lynn Williams Street). Designation by-law administratively amended to no longer cover the north part of property.
- The north property's rezoning application then only applies to the north (86 Lynn Williams Street) and excludes the south property (80 Lynn Williams Street).
 - Heritage would remain involved with the rezoning application to address adjacency to heritage property to the south.
 - Because there will be no heritage attributes on the reconstructed north wall of the heritage building, any future atrium connection would not impact heritage attributes.

My client wishes to confirm its understanding that the current Designation of the entire building is on the basis that it is the implementation of the first bullet point and that development approvals for the severance and redevelopment of Block 8 will proceed in the manner set out in the succeeding bullet points.

As my client will be responsible for the redevelopment of the south part of Block 8 in accordance with existing approvals, the process set out above will permit the redevelopment and reuse of the heritage structure on the south part of Block 8 (80 Lynn Williams Street) in advance of the redevelopment of the north part of Block 8 (86 Lynn Williams Street). This will bring forward the integration of the reused heritage structure into the daily life of the Liberty Village community.

The same process will provide for a temporary north wall for the retained part of the structure as set out in bullet point 2 above until the redevelopment of the north part of Block 8 proceeds when it is contemplated that there will be a new atrium passageway connecting them.

Yours truly,



Douglas B. Quick

DBQ

cc. P. Beinhaker
cc. David Moscovitz