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November 27, 2024

Via Email (hertpb@toronto.ca)

Tanya Spinello, Acting Administrator
City Clerk's Office, Toronto Preservation Board
City of Toronto
Toronto City Hall
100 Queen Street West, West Tower, 10th Floor
Toronto ON M5H 2N2

To Whom it May Concern:

**Re: Objection to West Queen West Heritage Conservation District Plan
Toronto Preservation Board Item 2024.PB25.7
1117 Queen Street West, City of Toronto**

We represent Queen Street Post Inc. (the "**Owner**"), the owner of the lands municipally known as 1117 Queen Street West (the "**Subject Property**"), in the City of Toronto (the "**City**"). The Subject Property, which is designated under Part IV of the *Ontario Heritage Act*, R.S.O. 1990, c. O.18 (the "**Heritage Act**") contains an existing two-storey building formerly known as Postal Station "C" (the "**Post Office Building**").

The Subject Property is located within the area subject to the proposed West Queen West Heritage Conservation District Plan (the "**HCD Plan**"), and is proposed to be identified as a contributing property and a landmark.

The Subject Property is the subject of applications for an official plan amendment and zoning by-law amendment, which would permit the redevelopment of the Subject Property with a 29-storey mixed-use building while providing for the appropriate conservation of the Post Office Building (the "**Planning Applications**").

The Subject Property is also the subject of a heritage permit application under the *Heritage Act* to alter and demolish heritage attributes of a Part IV designated property (the "**Heritage Permit Application**"). The Planning Applications and Heritage Permit Application have been appealed to the Ontario Land Tribunal (the "**Tribunal**"), for which a hearing has been scheduled to commence on Monday July 7, 2025.

We are writing to express the Owner's concerns with respect to the proposed HCD Plan as it would apply to the Subject Property. These concerns include, but are not limited to:

- The proposed HCD Plan for the West Queen West Heritage Conservation District as currently written places an inordinate emphasis on the Post Office Building in Section 5.4.3, which is intended to describe the hallmarks of the Beaux-Arts architectural style – in contrast, other architectural styles within Section 5.4 of the proposed HCD Plan are generally described with reference to each styles' architectural features, and with a brief reference to an example or examples within the proposed HCD Plan boundary; and,
- The policies of the HCD Plan as currently written will impose inappropriate restrictions on the development of the Subject Property that are not consistent with the proposed Planning Applications and the Heritage Permit Application, which were accompanied by planning, design, and heritage analyses that appropriately considered the Subject Property and its existing status as a Part IV designated property.

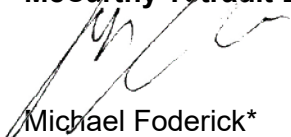
As such, we are respectfully requesting that the Toronto Preservation Board not recommend the adoption of the HCD Plan as currently drafted.

We would be pleased to discuss these concerns with the proposed HCD Plan with City staff. We are also requesting that you please provide us with notice of the Toronto Preservation Board's decision in this matter, and of any future consideration of the West Queen West Heritage Conservation District and the HCD Plan by City Council, Toronto & East York Community Council, Toronto Preservation Board, or any other Committee.

Should you require further information with respect to the above, please do not hesitate to contact our firm.

Yours truly,

McCarthy Tétrault LLP



Michael Foderick*
Partner | Associé

MF/JN/DA