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November 16, 2009

Ontario Municipal Board
655 Bay Street
Suite 1500
Toronto ON M5G 1E5

Patrick Hennessy, Secretary

Re: O.M.B. File #PL090517

Dear Sir:

Pleased be advised that the St. Lawrence Neighbourhood Association is registering as a participant with respect to the file mentioned above.

Our delegates unanimously passed a resolution at our October 28 meeting that: "Be it resolved that the SLNA strongly supports the retention of the existing historical building at 251 King Street East in its entirety (not merely its façade), and that any structure built on or around it conforms to the city's guidelines especially regarding set-backs, angular planes, height, and heritage context."

We are also submitting our list of issues as follows:

- The proposal does not adequately protect the existing heritage building as required by Official Plan policies. The PPS is also being contravened as the built heritage resource is not being adequately conserved
- The proposal is not considered a legitimate conservation strategy given the extent of alteration proposed and potential for rehabilitation of the resource
- The proposed demolition of the heritage structure is entirely predicated on the development proposal

- Proposal does not comply with Urban Design Guidelines nor does it address the context of a Heritage Conservation District; the proposed development ignores provisions of the Urban Design Guidelines for the St. Lawrence Neighbourhood, in particular those of section 4.3.4 of the Guidelines, which specifies angular plane and setback requirements for developments that exceed the height provisions in this particularly heritage-sensitive section of the downtown
- Require the submission of a revised Heritage Impact Statement to address the potential for rehabilitation and retention in-situ of the heritage structure at 251 King Street East
- If following a peer review of the revised heritage Impact Statement, city staff agree that rehabilitation and retention in-situ of the heritage structure is not possible then rehabilitation and retention in-situ of the north and west elevations will be required;
- Reduce parking to the minimum number of spaces acceptable to city staff and/or provide parking off-site in order to facilitate the retention of the heritage structure at 251 King Street East.

Respectfully submitted,

Suzanne Kavanagh, President
St. Lawrence Neighbourhood Association