

April 20th, 2023

By Email: minister.mah@ontario.ca

The Honourable Steve Clark

Minister of Municipal Affairs and Housing

777 Bay Street 17th Floor Toronto, Ontario

M5G 1B3



*The '1871' Berkeley
Bicycle Club Condominium*

Dear Minister Clark:

As the owner of the historic '1871' Berkeley Church Event and Media Venue (a designated Heritage Site) at 317 Queen Street East located at the corner of Queen/Berkeley Streets and the two adjacent properties to the west my companies (117584 Ontario Inc. 1606077 Ontario Inc. and James Gault Holdings Inc.) jointly made a development application for a 25-storey condominium tower in 2016

After two OMB/LPAT Hearings, an OLT decision was rendered last year on August 2nd, 2022 granting zoning approval with holding provisions for a 19-storey tower (121,000 square feet -GFA) mixed use building with (144) residential units and podium retail + offices space, together with an obligation to restore the exterior of historic '1871' Berkeley Church for an estimated cost of \$2.3 Million.

The application was made before the Ontario Line Subway route was realigned to go by our properties and approved by the Province of Ontario and before many other properties in the immediate area who applied at a later date but received approval for higher tower heights and densities.

Berkeley Events, my event and operating company, has been operating successfully on the properties since 1996 and employ up to 22 full-time staff positions and approximately 80-90 part time staff. In addition to weddings, the Toronto film community, arts, music, charities and corporate businesses use our historic venue. This creates many additional spin-off jobs and business opportunities (in the equipment rental, décor & ancillary catering businesses). The corporate plan is to keep the '1871' landmark Church operating as a venue business hub for the community and to expand the facility by adding an exciting subterranean wine cellar when the condominium is constructed. In order to afford this, additional residential density is required to pay for and expand the historic venue and to fulfill the zoning approval obligations to renovate the exterior of the historic building through a heritage easement agreement.

Real estate brokerages (Colliers McCaulay Nichols /Harvey Kalles) were engaged to market the sale of the condominium site to developers in early January of this year, and the market response is that the project is marginally economic due to the cost of the church exterior renovation obligation, development charges, the Section 37 payment, current high interest rates, parking that can not be sold as per the zba, cost of construction but largely due to the limited amount of density approved to cover all the costs mentioned above. The minimum density required is approximately 250,000 square feet of Gross Floor Area approved

to enable a brand name developer to purchase zoned product and realize a profit in today's turbulent market place.

As the historic 150 years old Berkeley Church is a recognized landmark of Downtown East Toronto and of historical importance to the Province of Ontario and the proposed Ontario Line stations are now under construction and within walking distance of the proposed condo, and given other area MZO's have been issued for nearby developments on Berkeley and Parliament Streets, would it be possible for Ministry staff to review this project for additional density.



A proposed MZO endorsement for an additional 20 stories will enable the full revitalization /expansion/restoration of the historic '1871' Berkeley Church, the development of the project with significant density will create a further 140+ new housing units, make the operating business more profitable, sustain employment and contribute to area economic development.

Please let me know if you require further information.

Respectfully Submitted,

A handwritten signature in blue ink that reads "Douglas James Wheler". The signature is written in a cursive, flowing style.

Douglas James Wheler, Director

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Enclosure: Zoning By-Law and OLT Order

The '1871' Berkeley Bicycle Club Condominium



Figure 1: The '1871' Berkeley Bicycle Club Condominium- BDP Quadrangle Architects

The Berkeley Church Event & Media Venue

