

THE GOLDMAN GROUP

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September 16, 2010

Property Standards Committee
Scarborough Panel, City Clerk's Office
Scarborough Civic Centre
150 Borough Drive, 3rd Floor
Toronto ON M1P 4N7

Hand Delivered

Re: Folder Numbers: 10 230919 PRS 00 IV, 10 225910 PRS 00 IV
Address: 80 Bell Estate Road (formerly, 679 Warden Avenue)
City of Toronto

Dear Chairperson and Committee Members:

We are pleased to advise that a meeting held on September 14th 2010 which was attended by Councillor Adrian Heaps, Dianne Hilliard – Executive Assistant to the Councillor, Sherry Pedersen - Preservation Co-ordinator Heritage Preservation Services, Glen Shimoda – By-law Supervisor, Perry Korouyenis – Community Planning, Paul Maka – Heritage Services, Maxine Andrews – Vice-President of Construction Stafford Homes and Guy D'Onofrio – Vice President of Development, Planning & Government Relations an agreement was reached as to how the items listed on the Order to Comply will be dealt with including the timing of particular measures to be undertaken.

We would note for the Committee that in fact we are only dealing with one Order to Comply, unfortunately the City had not received updated information from MPAC, the 671 Warden Avenue no longer exists that address has been replaced with 80 Bell Estate Road as approved by the City of Toronto.

The 80 Bell Estate Road property is currently the subject of a number of development applications which are in the process being commented on by City Departments including Heritage Services it has therefore been agreed that certain measures will be undertaken as soon as possible while other will be synchronized with the development approvals and the renovation and restoration of the Bell House. We have in fact agreed to stay the Order to Comply until September, 2011 when it is expected all development approvals are in place allowing for the renovation and restoration of the Bell House to have commenced.

We have agreed to deal with the 8 Items listed on the Order to Comply as follows:

Items 1, 2 and 6 will be reviewed and reported on by our Heritage Consultant. Stafford's position is that these items will be fully complied with during the complete restoration and renovation of the Bell House. Heritage Staff concurred and we set a date of November 30th 2010 to have the Heritage Consultant Report and proceed with implementing the recommendations. We would further note that since our meeting we have decided that we will be exploring the feasibility of placing a tarp over the entire roof area to prevent any further effects of nature.

Item 2 has been addressed in part by our installation of down spouts. We advised City Staff that one down pipe had been installed prior to our September 14th meeting and we are now determining placement of others.

Item 3 and 4 have been addressed. The verandah has had a plywood covering installed. The verandah and the steps have been fenced off to prevent further access. As discussed at our September 14th meeting, this property and others in the area have been vandalized even after Councillor Heaps arranged for additional Police Service Patrols of the area and specifically, this property. In addition to the fencing around the verandah and steps the entire site has been fenced off and is monitored by private security and the Toronto Police Service.

Item 5 as agreed to at the meeting all remaining shutters have been removed and are now in storage. The missing shutters have been stolen. We will determine with Heritage Services if in fact these are original shutters or later additions to the property for aesthetic purposes.

Item 6 as noted above will be reviewed by our Heritage Consultant and will be the subject of future meetings between Stafford and Heritage Services.

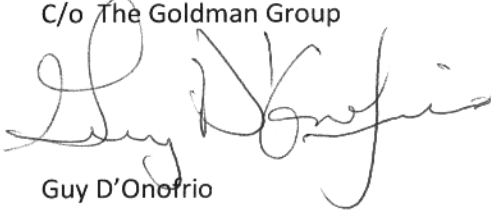
Item 7 and 8 all doors and windows have been boarded up. The restoration of doors and windows is a subject of further discussions between Stafford and Heritage Services.

In summary the key elements of the understanding reached between Stafford and Heritage Services are that all will be done to protect the house from further damage and that the Stafford Heritage Consultant by no later than November 30th will advise as to the condition of the house and Stafford will undertake any further winter protection that is required. We have agreed that any major work required will be performed as part of the renovation and restoration of the Bell House with our target date being September 2011 when all City of Toronto approvals for development including availability of building permits should be in place.

Please find enclosed up to date photographs of the property and the work we have undertaken with respect to the Order to Comply.

Yours truly,

Stafford Homes Limited
C/o The Goldman Group

A handwritten signature in black ink, appearing to read 'Guy D'Onofrio', written over the printed name.

Guy D'Onofrio
Vice President of Development,
Planning and Government Relations

Copy: Councillor Adrian Heaps
Gary Goldman, President, Stafford Homes Limited
Sherry Pedersen, Heritage Services
Perry Korouyenis, Community Planning
Glenn Shimoda , By-law
Paul Maka, Heritage Services
Maxine Andrews, Stafford Homes Limited

