

September 17, 2010

SX42.2.2  
SX42.3.2

Property Standards Committee  
Scarborough Civic Centre  
150 Borough Drive, 3<sup>rd</sup> Floor  
Toronto, ON  
M1P 4N7

**RE: 679 Warden Avenue and 80 Bell Estates Road, Folder # 10 225910 PRS 00 IV**

The property known municipally as 679 Warden Avenue and 80 Bell Estates Road is designated under Part IV of the Ontario Heritage Act for its cultural heritage value and is subject to a Heritage Easement Agreement. In June 2010, Heritage Preservation Services (HPS) became aware of significant property standards concerns with this property. HPS subsequently met with staff of the City's Municipal Licensing and Standards Division and the property owners on site in an effort to resolve these concerns. As a resolution was not forthcoming, an Order was placed on this property under Section 15.2(2) of the Building Code Act.

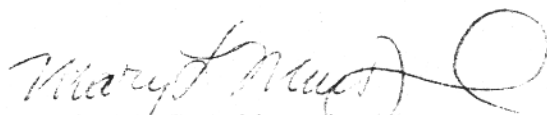
Subsequent to the issuance of the Order, HPS was advised that the property owners had submitted an application for the subject property to the City of Toronto under the Planning Act for Rezoning and Site Plan Control. The applicants have informed HPS that they plan to restore the house and adaptively reuse it as part of their planned redevelopment. HPS will be reviewing this application for any impact it might have on the property's heritage attributes and have requested that a Heritage Impact Assessment be prepared and submitted as part of the planning application requirements.

In light of this application, HPS understands through their letter of September 16, 2010 that the property owners have undertaken some stabilization work and that they are requesting that the Order be deferred until September 1, 2011. We also understand that the owners have agreed to retain a qualified heritage professional to conduct a condition assessment of the house. At a meeting on September 14, 2010 between the property owners, the Ward Councillor, and City staff it was agreed that all required stabilization work would be completed prior to December 1, 2010. In their subsequent letter, the property owners have agreed to complete an assessment of the property by November 30, 2010.



Heritage Preservation Services does not object to the applicant's request for deferral provided the condition assessment of the property is undertaken immediately by a qualified heritage professional, and that all essential stabilization work identified in the condition assessment as required to prevent the property from further deterioration is completed by December 1, 2010.

Yours truly,

A handwritten signature in cursive script, appearing to read "Mary L. MacDonald", followed by a large circular flourish.

Mary L. MacDonald, Acting Manager  
Heritage Preservation Services

cc: Councillor Adrian Heaps, Scarborough Southwest, Ward 35  
Guy D'Onofrio, Vice President of Development, The Goldman Group  
Perry Korouyenis, Community Planner, Scarborough District  
Glenn Shimoda, Supervisor, Municipal Licensing and Standards  
Paul Maka, Preservation Officer, Heritage Preservation Services

