



Grange Community Association

www.grangecommunity.ca

To: Chair and Members of the Toronto Preservation Board

Re: PB15.6 June 2, 2016 19 Duncan Street

We write to express our skepticism about the necessity to *designate* the warehouse building at 19 Duncan Street. We recognize the historical significance of this building, and want to see it preserved as a complete, functioning building, and not merely a ghostly facade of itself as, for example, the approved `preservations` incorporated into 5 St. Joseph, The Tableau, or the former Westinghouse building at King Street and Blue Jay's Way. Those three buildings were dealt with by developers not known for their careful preservation work.

19 Duncan, conversely, is in the hands of Allied REIT, justly famous in Toronto and around the world for their preservation and utilization of Toronto's signature brick-and-beam buildings. One of those buildings, at 180 John Street, is under renovation and expansion right now. The Grange Community Association, on behalf of the neighbourhood, worked with Allied toward a fine result at the Committee of Adjustment (A1199é15TEY) in a building that wasn't even listed, let alone designated – with three mutually-agreed conditions that we suggested, including a s.37 contribution.

Our experience with Allied in this and other cases leads us to believe that burdening them with additional costs and delays that *designation* would entail is unnecessary and uneconomical for all parties, including the City.

We realize how unexpected this position may be, considering that in cooperation with the Councillor's office, we were instrumental in bringing into being, and subsequently defending, the Queen Street West Heritage Conservation District, which is on our Association's southern boundary. But we think the particular circumstances here warrant the Board's careful consideration.

Sincerely,

Ralph J. Daley

President
Grange Community association