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April 30th, 2010

Toronto Preservation Board,
Toronto and East York Community Council

RE: 407 HURON STREET,
DEFERRAL OF DESIGNATION

On March 2nd, 2010, Heritage Preservation Services recommended the designation of 407 Huron Street because the site had been the subject of a demolition permit. We acknowledge that a demolition permit was applied for and we acknowledge that it was a mistake. The permit has been withdrawn.

We are now working with ARK Inc. to develop a proposal that reuses the existing building and incorporates its heritage attributes within a mental health facility located on the property.

We agree that 407 Huron Street is worthy of designation. However, after reviewing the Reasons for Designation (Statement of Significance) circulated less than a week ago, we would ask the Toronto Preservation Board to defer the designation until we meet with HPS staff to discuss the development proposal, an appropriate conservation strategy and the designation description.

If a deferral of the designation is not possible, we would ask that the following Heritage Attributes for the property at 407 Huron be revised:

Bullet 6: Flanking the bay window on the west and south, the two-storey verandahs with wood detailing (the west verandah has been enclosed in the first storey):

We are concerned about the detailed description of the two-storey verandah on the west (principal) elevation because it has been significantly altered and some of its elements conflict with the original 1890 residence. As mentioned, the first floor had been enclosed. In addition, a concrete porch encroaches into the front yard. We wish to confirm that the 1946 Kaplan and Sprachman alterations are not reasons for designation. Due to these conditions we would like to alter the existing front entrance.

Bullet 9: The two-story rear (east) wing with brick cladding and a mansard roof with gabled dormers:

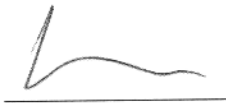
We are concerned about the inclusion of the two-storey rear (east) wing as a heritage attribute. It is not visible from the street and is clearly an addition. HPS staff has not identified the significance of the addition even though it is included in the heritage attributes. The rear wing is the ideal location for a new

volume, which would satisfy the new mental health facility program. A new rear addition would necessitate replacing this existing rear (east) wing.

The adaptive reuse of 407 Huron Street would be an ideal conservation strategy for the property. Its new use as a mental health facility by a non-for-profit group would have many benefits to the community and for the City of Toronto.

Since there is no threat of demolition, please consider the deferral of this designation to allow proper consultation with Heritage Preservation Staff.

Yours very truly,



Michael McClelland, Principal
| E.R.A. Architects Inc.



Philip Evans, Associate
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