



Annex Residents' Association

September 24, 2015

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Dear Ms. Bettencourt and Members of the Preservation Board:

Re: Preservation Board Agenda Item 7.4 Heritage Listings for 35 properties on Bathurst and Markham Streets

The Annex Residents Association has worked closely with members of the planning group regarding the Four Corners Study and the development proposal from Westbank. As you know, the West Annex, Seaton Village, Harbord Village and the Palmerston area form the historic four corners and our histories are very much intertwined.

The study produced by DTAH, and accepted by Toronto City Council, provides a wonderful assessment of Bathurst Street and guide for its future development. Integral to this study is the heritage attributes of Bathurst and the immediate neighbouring areas. We fully support this study and this is why we also fully support the staff report being presented at this meeting with its recommendations for 35 listings, which respond to the study. We also understand and agree with the decision to list the properties on Markham Street but not to create a Heritage Conservation District.

Mirvish Village is an outstanding example of adaptive re-use of heritage structures. They were embraced rather than challenged. The houses on Markham provide a wonderful segue into the traditional historic residential area to the south and to the newer building that will stand behind them. Likewise on Bathurst, the fine examples of historic commercial buildings illustrate how the block between Lennox and Bloor still forms a bridge between the residential area to the south and the commercial area of Bathurst to the north. So to preserve the historic buildings on Markham but not Bathurst would destroy half of the story and the historic layering from Victorian times to the present that the City and DTAH, Westbank and ERA Architects and the rest of us feel is so important.

We encourage Westbank to embrace the approved Bathurst study and to be as innovative as Ed Mirvish was when he couldn't tear down a block of Markham Street to put up a parking lot. He worked within the City's guidelines and created a most innovative solution. Integrating the Markham AND Bathurst buildings into the Westbank development would be a truly fine tribute to the entrepreneurial and innovative spirit that made Ed Mirvish one of Toronto's most beloved citizens.

Furthermore, the issue of integrating historic residential and commercial properties with modern design is an issue that runs the length of Bathurst Street. Now is the time to use innovative design to set a precedent for this type of main street architectural mix. If done well, it will become the

approach to be used on Bloor to the east and west. Yes, the developers of Seaton Village had it easy in the 19th century when Crookshank sold them his farm land. Like suburban developers in the outer GTA today, they had a blank slate to work with. But we are dealing with about 150 years of architectural evolution, which should neither be ignored nor discounted.

Yours sincerely,

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