

August 24, 2016

Our File No.: 153100

Via Email

Toronto Preservation Board
2nd Floor, West Tower, City Hall
100 Queen Street West
Toronto, ON M5H 2N2

Attention: Lourdes Bettencourt, Secretariat (lbetten2@toronto.ca)

Dear Sirs/Mesdames:

**Re: PB26.2 – Amendment of Designating By-law
1477 Bayview Avenue**

We are solicitors for the owner of the property known municipally as 1477 Bayview Avenue (the “**Property**”). Our client received **no notice** that this item would be scheduled before the Toronto Preservation Board (the “TPB”) until we discovered the report on the agenda on August 15, 2016. Our client is in the process of reviewing the report, but our client’s heritage consultant is currently away.

We are writing to request a deferral of this item. It is manifestly unfair for this matter to proceed on August 25th, while additional time may enable productive dialogue to occur. If anything, we would ask the TPB to direct heritage staff to meet with the landowner to discuss the staff report prior to the matter returning to the TPB. There is no prejudice in such a deferral because the OMB appeal regarding the owner’s application to convert the existing rental units into a residential condominium has been adjourned.

In the meantime, our client believes that these discussions would result in a positive outcome for the Property. As the TPB knows, the Property’s history generates particular challenges for potential upgrades for building code and fire code issues that may be in conflict with cultural heritage objectives. For example, in April 1996, an Order to Comply was withdrawn because of the cultural heritage of the Property. It would be prudent to discuss these issues, as well as other financial incentives, as part of the City’s stated goal of conserving the Property.

Please also accept this letter as our request to be added to the notice list regarding this matter.

Yours truly,

Goodmans LLP

David Bronskill

DJB/

cc: Client

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