

Please refer to: **John Alati**
e-mail: johna@davieshowe.com
direct line: 416.263.4509

Davies
Howe
Partners
LLP

Lawyers

The Fifth Floor
99 Spadina Ave
Toronto, Ontario
M5V 3P8

T 416.977.7088
F 416.977.8931
davieshowe.com

April 1, 2016

By E-Mail to nycc@toronto.ca

North York Community Council
City Clerk's Office, Ground Floor
North York Civic Centre
5100 Yonge Street
Toronto, Ontario
M2N 5V7

Attention: Ms. Francine Adamo, Committee Secretariat

Dear Ms. Adamo:

**Re: Intention to Designate under Part IV, Section 29 of the Ontario
Heritage Act – 217 Sheldrake Boulevard (the “Property”)
Item: NY13.17**

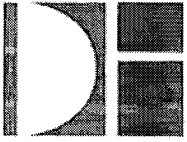
We are counsel to Anna Grigoriev, the registered owner of the Property.

We have reviewed the staff report of the Chief Planner and Executive Director, City Planning Division, dated February 29, 2016 (the “Staff Report”), which we understand will be considered by North York Community Council at its meeting on April 5, 2016.

We are writing to request that Community Council reject Recommendations No. 1 and 2 of the Staff Report to include the Property on the City of Toronto’s Heritage Register and state its intention to designate the property under Part IV, Section 29 of the *Ontario Heritage Act*.

With respect, it is our position that the Staff Report does not provide an adequate basis to support Recommendations No. 1 and 2.

The Staff Report indicates that the Property is valued for its association with Toronto architect Forsey Page and emphasizes that he designed and lived in the home. We do not dispute that Page may have lived in the home for a short period of time, however it is our position that the house was built by Page, more likely as an investment property, to flip and make a profit on. We are advised that Page assumed the lead business development role in the original partnership of Page and Steele, and the premier architect at the firm, was in fact Harland Steele.



Davies
Howe
Partners
LLP

Notwithstanding this information, there is already a home a short distance away that was designed by Page and has been listed on the City of Toronto's Heritage Register. 79 Dawlish Avenue is only a few blocks north of the Property and was listed by Council in July, 2010.

With respect, it is simply unreasonable to list and/or designate every property that was designed and/or lived in by a prominent Toronto architect. It cannot be said that the historical association of a home with an architect is enough to fulfill the requirements of Ontario Regulation 9/06, the provincial criteria prescribed for municipal designation. Yet, the Property's connection to Page formed the basis of Staff's recommendations.

Further, the Staff Report indicates that Page has made a significant contribution to a variety of homes built between 1904 and 1924, defining the surrounding Mount Pleasant East neighbourhood including the Blythwood Heritage Conservation District. The Property is not located within a Conservation Heritage District and should not be treated as such.

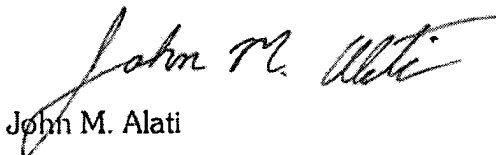
Thus, we urge Community Council to reject Staff Recommendation No. 1 and 2, as above.

Kindly ensure that we receive a copy of the decision of the Community Council and City Council, and that we receive notice of any subsequent staff reports and/or public meetings concerning this item.

In the meantime, please do not hesitate to contact us if you have any questions concerning these comments.

Yours truly,

DAVIES HOWE PARTNERS LLP



John M. Alati

JMA:mk

copy: Client