



August 23, 2016

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Attention: Lourdes Bettencourt

Dear Ms. Bettencourt:

**Re: Toronto Preservation Board meeting: Thursday August 25, 2016
Item PB16.5: Intention to Designate under Part IV of the *Ontario Heritage Act*
958 Broadview Avenue, Toronto**

We are the solicitors for the Estonian House in Toronto Limited, owner of 958 Broadview Avenue (the "Estonian House"). We have reviewed the materials being considered by the Board at its August 25, 2016 with respect to the Estonian House (Item PB16.5) and will be making a deputation at the above-noted meeting.

On behalf of the owner, we object to the proposed designation of the Estonian House under the *Ontario Heritage Act*. While the Chester Public School was previously located on the site of the Estonian House, the owner's heritage architect is of the opinion that the cultural heritage values and interests in the building are limited to the recognition of the buildings place in history through commemoration. This is due to the significant renovations that have occurred, the result of which is that the building has no meaningful historical relationship with the public realm. This conclusion is tacitly acknowledged by the facts set out in the staff report.

As no defensible cultural heritage characteristics remain at the Estonian House as part of the physical building, designation of this property under the *Ontario Heritage Act* is inappropriate. In the alternative, any designation should be limited to a requirement that an appropriate commemorative plaque be installed as a condition of any future development of the property.

Yours truly,

Cassels Brock & Blackwell LLP

Adrianna Pilkington

cc. Yasmina Shamji, Heritage Preservation Services (yshamji@toronto.ca)

