

# PROPELLER DEVELOPMENTS

4822 Nineteenth Avenue ▪ Markham, Ontario L6C 1M4

January 25, 2017

Toronto Preservation Board and East York Community Council  
c/o City Clerk's Department

**Attention: Ms. Lourdes Bettencourt,**  
**Committee Secretary**  
**Via email: [teycc@toronto.ca](mailto:teycc@toronto.ca)**

Dear Chair and Members of the Toronto Preservation Board and Chair and Members of the Toronto and East York Community Council:

**Re: Intention to Designate the Property at 421 Roncesvalles Avenue – Item No. PB20.9**

We own the property municipally known as 421 Roncesvalles Avenue. We have prepared this letter in response to the recommendation that City Council designated the property under Part IV of the Ontario Heritage Act.

On December 15, 2016, we submitted an application for rezoning in connection with a proposed addition to the existing building on the property (City of Toronto File No. 16 264775 STE 14 OZ). Our intention, which is reflected in our rezoning submission, has always been to conserve the original building on site. At the time we made our submission in December, the building was not listed on the City's Heritage Register, nor was designated under the Ontario Heritage Act.

Heritage Preservation Services has never contacted us about our property. City Planning staff did not request or require a Heritage Impact Assessment in support of the application, as per the Planning Application Checklist provided.

The notice regarding designation was published in the Toronto Preservation Board agenda on January 16, 2017. The Staff Report for the property was only made available on January 24, 2017, two days before the upcoming Preservation Board meeting. Respectfully, we have been given insufficient time to review and process its contents.

Given that we are in the middle of a development application, we are concerned that this may cause unnecessary delays to our project. Furthermore, we object to the manner in which the recommendation to designate was put forward, which has not allowed us an opportunity to respond to, or even understand, its impact.

Sincerely,

Silvano Tardella,  
President, Propeller Developments

Cc: Ms. Sherry Pedersen, Heritage Preservation Services ([speders@toronto.ca](mailto:speders@toronto.ca))  
Ms. Ellen Devlin, Administrator, TEYCC ([edevlin@toronto.ca](mailto:edevlin@toronto.ca))  
Ms. Joanna Kimont, City Planning ([Joanna.kimont@toronto.ca](mailto:Joanna.kimont@toronto.ca))