

May 17, 2017

Toronto Preservation Board
City of Toronto
100 Queen Street West
Toronto, ON M5H 2N2

**RE: Toronto Preservation Board Item No. PB23.7
Inclusion on the City of Toronto's Heritage Register –
462-486 Eastern Avenue (Ward 30) (the "Subject Site")**

Dear Chair and Members of the Toronto Preservation Board:

GBCA is the heritage consultant for the owner of the Subject Site. We write in respect of the May 12, 2017 staff report that recommends that the Subject Site be included on the City's Heritage Register.

GBCA was retained by the owner to assist with the preparation of a site plan application to facilitate the adaptive reuse of this former bakery site. We, along with the owner and other members of the owner's consulting team, have had several discussions with City Staff, including Heritage Preservation Services ("HPS"), about this proposal, and we have been diligently working on an appropriate design that will conserve the original factory building, while allowing for a viable reuse of the site.

GBCA prepared a Cultural Heritage Resource Evaluation, which helped to direct the initial site plan application submission made on November 30, 2016, and proposed significant *in situ* heritage retention on the Subject Site. From the outset, the owner's objective has been to retain a large portion of the original factory building *in situ*, to be adapted for employment/retail use on the ground floor and residential loft conversions on the upper floors, which will be integrated into the new surrounding residential built-form. These new uses are permitted in the City-adopted Official Plan Amendment Number 321, which is currently before the Ontario Municipal Board for approval.

We have reviewed the recommendation of City staff to include the Subject Site on the City's Heritage Register, and the associated staff report and Statement of Significance for the Subject Site. At this time, we are apprehensive about the proposed inclusion of certain heritage attributes in the listing. While we continue to explore all options for the Subject Site in consultation with HPS, some of these listed items may be impacted by the proposed development, including the size of the window openings on the four-storey portion of the building complex and the retention of the two-storey portion of the complex at the corner of Eastern and Logan.

Notwithstanding these concerns, it is our opinion that a development proposal that facilitates the retention of appropriate heritage attributes can be achieved for the Subject Site. The development proposal for the Subject Site has always anticipated the retention *in situ* and the incorporation, with some modifications, of a large portion of the former bakery building - specifically, the oldest portion of the building at the corner of Eastern and Booth Avenues. We look forward to continuing our dialogue with City Staff on behalf of the owner to determine the appropriate alterations needed to facilitate the adaptive reuse of the Subject Site in accordance with City-endorsed planning objectives.

We will be in attendance at the Toronto Preservation Board meeting on May 17, 2017 and will be pleased to answer any questions which the Board may have of our clients with respect to the comments expressed in this letter.

Yours truly,

A handwritten signature in black ink, appearing to be 'CB', written over a light grey rectangular background.

Christopher Borgal OAA FRAIC CAHP
President
Goldsmith Borgal & Company Ltd. Architects