

The logo for Hullmark, featuring the word "hullmark" in a white, lowercase, sans-serif font centered within a solid black rectangular background.

August 23, 2017

Chair Jennifer Rieger and Members of the Toronto Preservation Board
100 Queen Street West
Toronto ON
M5H2N2
c/o Toronto City Clerks

Re: 313 Eglinton Avenue West
August 24th Toronto Preservation Board Meeting, Agenda Item: PB25.8
Inclusion on the City of Toronto's Heritage Register – Midtown in Focus

Dear Chair Rieger,

We are the owners of the above noted property located at the immediate southwest corner of Avenue Road and Eglinton Avenue West. At present, a 2-storey commercial/retail building is situated on the property.

It has come to our attention that our property is being considered for inclusion on the City of Toronto's Heritage Register at the August 24, 2017 Toronto Preservation Board meeting.

Firstly, we have not received notice of this proposed listing. Nor have we received any proactive request to participate in working groups/consultation noted in page 10 of the staff report. The consultation that has occurred leading up to these recommendations is very one sided and does not represent the interests of private property owners. It is an unprecedented mass consideration of properties to be placed on the register, and it is not being given the proper attention in consultation that it deserves.

Secondly, the City has just completed an Official Plan Amendment and associated Zoning By-law amendment for the Eglinton Crosstown. These recommendations, particularly as they relate to this property, run cross purposes to the intensification goals along the extensive transit infrastructure investment along Eglinton. This site is across the street from a subway station. The City-wide Official Plan requires that heritage be evaluated in a balanced way across all city-wide goals including intensification along transit corridors. With this in mind, a blanket approach to this particular corner of the City ignores that mandated balanced evaluation of the property in the City's overarching OP.

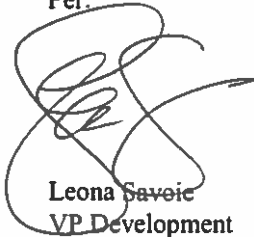
Lastly, the City has provided in its report a statement of significance. We have not been afforded a chance to review this statement with our expert heritage architects because once again we were not notified.

We recommend that the Toronto Preservation Board not adopt the staff recommendations of this report until there is appropriate notification to property owners is given and consultation is given. And that special attention be given on a site specific basis for properties that deserve it i.e. corner sites across from subway stations.

We thank you in advance for your time on this matter, should you have any questions please do not hesitate to contact us.

Sincerely,
Hullmark (313 Eglinton) LP

Per:

A handwritten signature in black ink, appearing to read 'Leona Savoic', written over a circular stamp or seal.

Leona Savoic
VP Development