



ERA Architects Inc.  
10 St. Mary Street, Suite 801  
Toronto, Canada  
M4Y 1P9

August 24, 2017

Chair Jennifer Rieger and members of the Toronto Preservation Board  
100 Queen Street West  
Toronto, ON  
M5H 2N2

**RE:**

**August 24th Toronto Preservation Board Meeting, Agenda Item: PB25.8 Inclusion on the City of Toronto's Heritage Register - Midtown in Focus - Phase 01: Main Street Properties**

Dear Chair Rieger,

I was contacted by many property owners during the last week when this report has been available. Most are expressing concern. Many like CSG-Yonge Manor, the owner of a number of properties on Yonge Street, have only recently learned about the study, and are unavailable in summer months to make a meeting like this one today.

I have been a strong proponent of a city-wide survey, and I note that that report, to be heard today, is still unavailable. But if the midtown approach is what is being suggested as the direction for the larger survey, I'm deeply worried it will never get off the ground.

There needs to be greater clarity about the idea of 'listing'. The idea was to flag properties that have the potential to be recognized as having heritage value and then to engage with the community to understand that value better. Further research, further discussion, but at least the property had been flagged. This study states that all the identified properties have already been assessed using the 9/06 criteria; that they are all but designated, without appeal, which is provided for under the Act once a property is actually designated. Many of the buildings identified are average but pleasant buildings. To have a tool-kit that only has one tool - designation under the Ontario Heritage Act - is too limiting. If we really want to encourage the conservation of our neighbourhoods and the many fabric buildings that make up those neighbourhoods, heritage needs to work with others, such as the Architectural Conservancy and Heritage Toronto, and it needs to develop more sophisticated planning tools and more sophisticated approaches to identifying the heritage of the everyday buildings of the city. On Bayview the Dollarama has much less cultural value to the neighbourhood than the excellent bakeries like Epi or Rahier. Why is that it that this study recommends listing the Dollarama?

Sincerely,

Michael McClelland, Principal  
E.R.A. Architects Inc.