

AIRD BERLIS

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November 29, 2017

Our File No.: 133660

BY EMAIL

Toronto Preservation Board

City of Toronto
100 Queen Street West
2nd Floor, West Tower, City Hall
Toronto, Ontario M5H 2N2

Attn: Lourdes Bettencourt, Secretariat Contact

Dear Chair and Members of the Toronto Preservation Board:

**Re: Objection to Item TE28.12 - Inclusion of King-Spadina Contributing
 Properties on City's Heritage Register
 147 Spadina Avenue**

We represent 458728 Ontario Limited, the owner of 147 Spadina Avenue which is included on the list of properties that Heritage Preservation Services has recommended be added to the City's Heritage Register.

Our client's property at 147 Spadina Avenue was erroneously identified as a contributing property in the King-Spadina Heritage Conservation District Plan. As reiterated many times to City Staff, the building on the property has been substantially renovated and altered over time such that very little of the exterior structure is original; the southern facade of the building which extends along Richmond Street was reconstructed following the realignment of Richmond Street West in the 1960s and is not original; and the building on the property lacks structural integrity and, despite best efforts of our client, may well require demolition in the future due to these structural defects. Despite this information being provided to Heritage Preservation Services Staff, they are now proceeding to recommend listing of the property without any additional or new research to refute the evidence provided by our client to date.


On this basis, our client asks that the Toronto Preservation Board refuse Heritage Preservation Services' recommendation that 147 Spadina Avenue be included on the City's Heritage Register.

Thank you for your consideration.

November 29, 2017
Page 2

Yours truly,

AIRD & BERLIS LLP

fo: 

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