

February 6, 2018

Heritage Preservation Services  
Toronto City Hall  
100 Queen Street West  
17<sup>th</sup> Floor, East Tower  
Toronto, ON M5H 2N2

To: Heritage Preservation Services  
Toronto Preservation Board

RE: Letter of Opinion, Heritage Impact Assessment 5, 7, 9 Dale Avenue, Toronto

### **I. General**

We have been asked to render an opinion on the proposed development at the above address, designed by Hariri Pontarini Architects, and on the Heritage Impact Assessment prepared by Phil Goldsmith Architect, dated January 24, 2018.

### **2. Review of the Buildings at 5, 7, 9 Dale Avenue**

As part of reviewing the proposal, we visited the site and toured the neighbourhood on January 31, 2018. We then undertook a detailed review of the Heritage Impact Assessment statement which evaluates the heritage significance of the existing buildings under Part IV of the Ontario Heritage Act. While these buildings are representative of mid-20<sup>th</sup> century modern bungalows, they are clearly part of a large group of similar post war buildings in Toronto and I concur with the HIA's opinion that the buildings at 5, 7, 9 Dale Avenue are not worthy of designation under Part IV of the Ontario Heritage Act.

### **3. Proposed Development**

The proposed development, at three storeys, with an additional fourth storey set back from the lower façade reduces the visual impact of the building from the houses to the north.

In our opinion the proposed development suits its context in terms of massing, setbacks scale, materiality and articulation, and will positively contribute to the scale and character of the neighbourhood.

Yours Very Truly,  
THE VENTIN GROUP ARCHITECTS



Peter Berton  
B.Arch., O.A.A. 3666, M.R.A.I.C., A.I.A., CAHP  
pb/ck