



The Annex Residents' Association

January 11, 2018

Planning and Growth Management Committee
City of Toronto
10th Floor
100 Queen street West
Toronto, On
M5H 2N2

By email: pgmc@toronto.ca

Re Planning and Growth Management Committee item PG25.4

The Annex Residents' Association urges that priority consideration be afforded the West Annex Phase 2 Heritage Conservation Study. We have been waiting for this study to be implemented for more than ten years and are experiencing intense development pressure on the edges and inner locations of the Annex.

The Madison Avenue Heritage Conservation Study was completed but continues to be under appeal and thus has not yet been put into law. We are facing double the number of Committee of Adjustment applications, versus last year, and many of these seek to affect the overall character of the Annex.

While there is a process to protect buildings for a year while the area is under study and **after** the boundaries have been established, there is no process to raise at least a red flag for areas that are proposed for study but not yet under study. The only defence of these areas comes from residents' associations and neighbours when they receive C of A applications.

By then the building owners, who often have checked to see if their buildings are listed or designated, assume there will be no heritage input if there is no listing and are shocked, and understandably hostile, when the potential heritage significance is identified.

A more rigorous process must be put in place with the Buildings Department and Permit system.

Sincerely,

David Harrison
Chair Annex Residents' Association

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