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PB10.2.1

Date: October 17, 2019

Sent by: emmac@eraarch.ca
on behalf of Philip Evans

To: Toronto Preservation Board
2nd floor, West Tower, City Hall
100 Queen Street West
Toronto, ON M5H 2N2

Attn: Ellen Devlin, Committee Administrator

Subject: RE: 20 Research Road – Inclusion on the City of Toronto’s Heritage Register

Dear Chair and Members of the Toronto Preservation Board:

Re: Inclusion on the City of Toronto’s Heritage Register - Laird in Focus - 96 Laird Drive, 180 Laird Drive and 20 Research Road (Ward 15) - Item No. PB10.2

We are the heritage consultants for the owner of the property at 20 Research Road in Toronto (the “Property”). We have prepared this letter in response to the recommendation that City Council list the Property on the City of Toronto’s Heritage Register.

On February 16, 2018, an application for Site Plan Approval was submitted (City of Toronto File No. 18 118341 NNY 26 SA) to allow for the adaptive reuse of the existing building. The proposed redevelopment contemplates the conversion of the existing two-storey war-time building to a self-storage facility with ancillary office and retail uses on the ground floor. The existing building will be retained with some alteration and restoration work proposed to allow for its adaptive reuse, including areas of window and door replacement, preservation of existing openings and areas of localized concrete and brick repair.

While at the time of the submission the Property was not listed on the City’s Heritage Register nor designated under the Ontario Heritage Act, coordination with Heritage Preservation Services (HPS) staff has been ongoing since early 2018. Through a collaborative process of meetings and documentation, an agreed upon heritage conservation strategy for the Site has been established, as outlined in the Heritage Impact Assessment dated February 6, 2018 (ERA Architects) and subsequent submissions to City Staff. It is our hope that the proposed listing of the Property will not interfere with and/or delay the Site Plan Approval application, which is currently under review.

If you have any further questions, please do not hesitate to call us at 416-963-4497.

Sincerely,

Philip Evans
Principal, ERA