



# PB7.4.3

## Annex Residents' Association

19 June 2019

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

Attention: Ellen Devlin ([teycc@toronto.ca](mailto:teycc@toronto.ca))

Re: TPB Meeting 20 June 2019 – PB7.4: Alterations to Heritage Properties at 300 Bloor Street West and 478 Huron Street, Intention to Designate under Part IV, Section 29 of the Ontario Heritage Act and Authority to Enter into Heritage Easement Agreements at 300 Bloor Street West and 478 Huron Street

Dear Members of the Board,

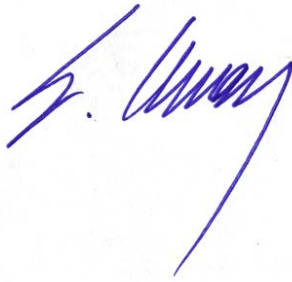
We are writing to encourage the Board's approval of the designations and agreements referenced above concerning the proposed redevelopment of the Bloor Street United Church at 300 Bloor and Pidgeon House at 478 Huron Street.

ARA had major reservations with this project as it was initially proposed. At our request, the BSUC and developer agreed in late 2017 to form a Working Group with ARA, other affected residents' associations, City staff (including HPS), and the Councillor to re-work the massing, density, height, public realm, and treatment of heritage assets of the proposed project before submission of a development application. Councillor Cressy enthusiastically agreed to organize and actively chair the WG which met seven times over 2018 and early 2019. Councillor Layton took on this project and the Chair of the WG after his election to the Ward in 2018, and chaired the last two meetings which led to the final consensus among all members of the Working Group.

The process has been long and sometimes frustrating but, in the end, it was a very positive one, leading to the dramatically-revised application before you. Every aspect of the project – height, massing, density, uses, public realm, parking, circulation, AND heritage – required compromises. I am sure that all members of the Working Group are not happy with all of the compromises, but our common interests in collaborative city-building enabled consensus to be achieved. ARA considers this particular Working Group experience to be the most successful in the Annex over the last ten years, and we are seeking to replicate it in dialogues on other development applications in our community, some of which include major heritage resources.

We are sure that any few remaining heritage issues with the application will be resolved by the Board at its 20 June meeting in the same spirit of collaboration and constructive consensus.

Yours truly,

A handwritten signature in blue ink, appearing to read 'E. Leman', with a long, sweeping underline that extends downwards and to the right.

Edward Leman  
Director, Annex Residents' Association,  
Co-Chair, Planning and Zoning Committee

cc: Councillor Layton

For further information visit: [www.theara.org](http://www.theara.org)