

A Member of The Crestview Group of Companies

November 29, 2019

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

Attention Toronto Preservation Board Members

RE: 1135 Leslie Street – Inclusion on the Heritage Register - Item PB12.3

We are the owner and occupant of 1135 Leslie Street. We are writing to the Toronto Preservation Board to state our objection to the proposed listing of our property on the heritage register. We have retained a heritage consultant to review and opine on the proposed inclusion of 1135 Leslie Street on the City's Heritage Register, as well as the November 6, 2019 report prepared by Heritage Preservation Services for the proposed listing of 16 properties in the Don Mills Crossing Cultural Heritage Resource Assessment study area on the City's Heritage Register. The following is a summary of our reasons for objection.

- Limited background research on the property has been presented; therefore the identification of heritage attributes is premature from our perspective.
- It is unclear how the identified heritage attributes are substantiated by, and flow from, the Statement of Cultural Heritage Value. The heritage attributes appear to be a running physical description of the existing property.
- Many components of the identified heritage value are exceedingly general and could apply to many properties in the Don Mills area.
- The building is an unexceptional commercial property in an environment with no consistent built form or architectural style. Although it is an original vintage building dating back to the initial development of the area, it does not make a particularly notable contribution to the character of its immediate surroundings and in fact has limited visibility from the public realm.
- We are concerned the inclusion of the rear yard parking area as a heritage attribute is inappropriate and it is unclear how this feature contributes in any way to the identified heritage value. So it stands to reason that identifying the parking area as a heritage attribute is intended to preclude even a modest rear expansion to the existing building in the future.

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- Given the identification of the site's "landscaped setting" as a heritage attribute, this would by extension encompass the large landscaped area occupying the westerly portion of the property across the private road that bisects the property in a northwest-southeast direction. This would, consequently, impose an onerous burden to maintain the landscaped area that comprises the majority of the property, and could preclude future opportunities for appropriate infill development and alterations.
- Perhaps most concerning is the description of the property that does not accurately reflect the true extent of the site. In fact, the property extends westerly all the way to Leslie Street beyond the private roadway that provides access to the site and the neighbouring properties. It is unclear whether the true extent and boundary of the site was understood when the Statement of Significance was drafted.

Thank you,



Bert C. Grant
President and CEO