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November 29, 2019  
File No.: 145434.1001

By E-mail  
teycc@toronto.ca

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

Attention: Ms. Ellen Devlin, Committee  
Administrator

Dear Sirs/Mesdames:

**Re: PB12.3 – Inclusion on the City of Toronto’s Heritage Register – Don Mills  
Crossing Properties  
Letter of Concern  
1123 Leslie Street and 33 Green Belt Drive**

We are counsel to OTT 1123 Developments Inc. and OTT 33 Developments Inc. (“OTT”), the respective owners of the properties municipally known in the City of Toronto as 1123 Leslie Street and 33 Green Belt Drive (the “Properties”).

We are following up on our November 8, 2019 letter of concern (attached here for reference), by which we expressed our client’s serious concern regarding the heritage listing process proposed by staff. At the time of that letter, the staff report for the proposed heritage listing had not yet been posted, despite it being less than 2 business days before the meeting of the Toronto Preservation Board (the “TPB”).

In view of our concerns, as well as those expressed by other affected landowners, the TPB appropriately deferred the matter for further review and consideration. However, given the short duration of the deferral and the limited availability of staff, we have not yet had an opportunity to meet with staff to discuss the recommendation. Our client strongly disputes the significance of the Properties and does not believe that staff have provided a compelling rationale as to why the Properties should be included on the City’s Heritage Register.

Moreover, we have serious concerns regarding the listing process proposed by staff. Essentially, through this “batch” listing of numerous properties in the area, staff appear to be creating a *de facto* Heritage Conservation District – without having to address the procedural and substantive safeguards contained within Part V of the *Ontario Heritage Act*. Such an approach is an alarming misuse of the heritage listing process and should not be endorsed by the TPB.

We are struck by the incongruence between the proposed heritage listing – which emphasizes preserving significant building setbacks and large open spaces – and the recently adopted Don Mills Crossing Secondary Plan (the “Secondary Plan”), which emphasizes transit-supportive intensification and mixed use redevelopment of the area in close proximity to the Eglinton Crosstown LRT.

Our client intends to redevelop the Properties in the future and is concerned that the listing of the Properties will severely limit its ability to do so. Although the Properties are located just outside the Secondary Plan area, careful consideration must be given to the existing and emerging area context, particularly given the corridors and nodes that are planned for growth, density, and intensification. In the interests of good planning and to ensure conformity across Provincial and City planning objectives, it is crucial that planning be conducted comprehensively, addressing all facets, and not simply heritage preservation in isolation.

In order to ensure that the planning for the area is done properly, it is incumbent on staff to undertake meaningful consultation with stakeholders, and in particular, the landowners who are most affected by staff's proposal for heritage listing. To date, staff's efforts in this regard have been seriously lacking.

**By this letter, we request that the TPB defer this matter until staff have conducted meaningful consultation with affected landowners, including our client.**

Should you have any questions, please do not hesitate to contact me.

Yours truly,



FOR Patrick G. Duffy

PGD/jsc  
Encls.

cc. Jonathan Cheng, *Stikeman Elliott LLP*  
Client

Patrick G. Duffy  
Direct: +1 416 869 5257  
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November 8, 2019  
File No.: 145434.1001

By E-mail  
teycc@toronto.ca

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

Attention: Ms. Ellen Devlin, Committee  
Administrator

Dear Sirs/Mesdames:

**Re: PB11.8 – Inclusion on the City of Toronto’s Heritage Register – Don Mills  
Crossing Properties – Notice of Pending Report  
Letter of Concern**

We are counsel to OTT 1123 Developments Inc. and OTT 33 Developments Inc. (“OTT”), the respective owners of the properties municipally known in the City of Toronto as 1123 Leslie Street and 33 Green Belt Drive (the “Properties”).

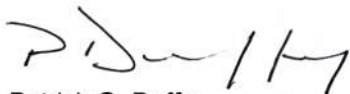
As a landowner in the Don Mills Crossing Cultural Heritage Resource Assessment study area, our client wishes to express its serious concern that, as of the date of this letter, the staff report for this item has yet to be made available to the public. The only report posted on the City’s website is the Notice of Pending Report, dated October 29, 2019.

It is less than 2 business days before the meeting of the Toronto Preservation Board on November 12, 2019. In the interests of procedural fairness and meaningful public engagement, it is essential that the public be given sufficient time to review staff’s recommendations and to prepare a response.

**In the absence of sufficient public notice, we strongly urge the Board to defer consideration of this item to allow the public a reasonable opportunity to review the staff report and respond meaningfully. Our client’s interests will be prejudiced without having the staff recommendation in sufficient time to review and properly respond.**

Should you have any questions, please do not hesitate to contact me.

Yours truly,



Patrick G. Duffy

PGD/rw

cc. Jonathan Cheng, *Stikeman Elliott LLP*  
Client