

50 West Pearce St., Suite 10  
Richmond Hill, ON L4B 1C5  
Tel: 905-763-3770  
Fax: 905-763-3772

**Reply to: Leslie A. Fluxgold**  
**Direct** 905-763-3770 x 210  
**Email** lfluxgold@fijlaw.com

June 29, 2020

Sent Via Email: teycc@toronto.ca

Toronto Preservation Board  
City of Toronto  
Toronto City Hall  
100 Queen Street West  
17th floor, East Tower  
Toronto ON M5H 2N2

Dear Sirs:

Re: Toronto Preservation Board  
PB15.1-Intention to Designate Under Part IV, Section 29 Ontario Heritage Act  
65 George St., Toronto

---

We are the solicitors for 1429458 Ontario Limited, the owner of the property located at 65 George Street, Toronto.

It has come to our client's attention that the City of Toronto intends to proceed with a recommendation to designate my client's property as heritage property pursuant to Part IV, Section 29 of the Heritage Act. Our client only learned of this hearing on June 24, 2020.

Please accept this letter as my client's formal objection to the proposed designation as the property fails to meet the requirements Ontario Regulation 9/06 of the Act.

The Report for Action accompanying the City's recommendation fails to identify that the building on this property was completely rebuilt with concrete and steel in the 1980's. The building is not on grade, as it would have been as a stable. The second storey of the building is "faux architecture" drawn, designed and added in the late 1980's to mimic the adjacent building. There was never a second storey, as built in the 1880's, it was a hayloft, that was long ago demolished. In addition, two stairwells were added in the 1980's and the facade altered to provide new access points in the original facade in accordance with the applicable provision of the Building Code at the time and there is commercial space throughout. Lintels are not in their original form, appearance or otherwise, nor is the brickwork and tile in their original form.

Despite the report provided in support of its recommendation, the City has failed to meet the requirements of Ontario Regulation 9/06 of the Act and for these reason, we respectfully request the recommendation not be accepted by either the Toronto Preservation Board or Council or alternatively, that the matter be referred to the Conservation Review Board.

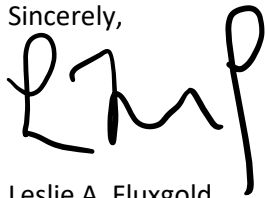
The Report for Action notes the property is identified as contributing in the St. Lawrence Heritage Contributing District (SHCD) adopted by City Council in 2015 and is currently subject to appeal. In addition, the current property is the subject of a development application under the Planning Act which is currently under appeal with the Local Planning Appeals Tribunal. In light of these pending appeals and the

Declaration of Emergency, which is currently in place until July 15, 2020, the timing of the Toronto Preservation Board is surprising.

As noted above, our client only learned of this application on June 24, 2020. While we cannot determine whether or not the City formally provided statutory notices required by the Act, as our client's business offices have not been in formal operation over past three months or more, proceeding with the recommendation set out in this report during the current pandemic, and not having satisfied itself whether or not the impacted owner has been properly made aware of the application is questionable at best. If the City is now intent on providing additional research and evaluation, this should not have been done with proper notice to the owner of the property so that it can more thoroughly prepare and respond to the report.

Kindly ensure that our office is provided with the decision of the Board and any other notices concerning this matter.

Sincerely,

A handwritten signature in black ink, appearing to read 'LAF', with a large, stylized 'P' at the end.

Leslie A. Fluxgold  
Laf/cc

cc. Mary MacDonald via email (Mary.MacDonald@toronto.ca)