

PB19.9.2

November 25th, 2020

Attention: Toronto Preservation Board
Toronto and East York Community Council
Ward 10 - Spadina-Fort York

Re: Inclusion on the City of Toronto's Heritage Register - Ossington Avenue Properties
Client: Domenic and Carmela Fantilli
199, 199A, 201, 203 and 205 Ossington Avenue, City of Toronto
City Report No: PB19.9

We are the representatives of Domenic and Carmela Fantilli who are the owner of the subject properties located at 199, 199A, 201, 203, and 205 Ossington Avenue in the City of Toronto. *Attachment 1 - Aerial View of Subject Properties* is attached to this letter for reference.

It is our understanding that the City is considering including the properties noted above on the Toronto Heritage Register. We would like to advise the City that our client's properties have been significantly altered through the years and no longer have their original built form. This is visually evident on the ground-floor facades and the rear portion of these properties.

The glass façade of Falcon Kitchens at 203 and 205 Ossington Ave are not part of the original façade of the building. The arches on the ground-floor of 199 and 201 Ossington Avenue are an addition to the building as well. *Attachment 2 – Street View of Subject Properties* is enclosed within this letter for reference.

Also, the east portion of 199, 199A and 201 Ossington Avenue has a parking lot which faces the southerly blind wall of 203 Ossington Avenue. These are not heritage features. Please refer to *Attachment 3 – North View of Subject Properties from Halton Street* enclosed within this letter.

We would like to advise the City that our client may pursue the alteration and expansion of these properties in both the interior and exterior. The exterior façade at 203 and 205 Ossington Avenue may be dismantled and reassembled.

Brutto Consulting

999 Edgeley Blvd – Unit 6
Vaughan, ON, L4K 5Z4

Office: (416) 453-6197
Email: cbrutto@bruttoconsulting.ca

There is also an opportunity to expand the building at 199, 199A and 201 Ossington Avenue easterly towards the existing parking lot, which would significantly improve its currently underutilized state. Please note the portion of the lands known as 199A Ossington Avenue, where the existing parking lot is located, was purchased by our client from the City with the intent of building a new showroom. This building expansion would cover the entire south face of 199 and 199A Ossington Ave. Please see *Attachment 4 – Excerpt of Survey for 199A Ossington Avenue* for reference.

As such, it is our opinion that the City reconsider the inclusion of these properties on the City Heritage Register. For further discussion, through this letter we kindly request to participate virtually on the Toronto Preservation Board meeting scheduled for Monday, November 30th at 9:30 am.

We look forward to discussing our client's properties with the City.

Yours Truly,



Francesco Fiorani
Planner/Project Manager
Brutto Planning Consultant Ltd.

CC Claudio Brutto (cbrutto@bruttoconsulting.ca)
CC Domenic and Carmela Fantilli (sales@falconkitchens.com)

ATTACHMENT 1 – AERIAL VIEW OF SUBJECT PROPERTIES



ATTACHMENT 2 – STREET VIEW OF SUBJECT PROPERTIES



ATTACHMENT 3 – NORH VIEW OF SUBJECT PROPERTIES FROM HALTON STREET



PIN: ERIC
 REING
 FROM: MICHAEL
 FANTUCCI

CURRENT PARKING

HALTON STREET
 (FORMERLY CORK STREET BY BY-LAW 784)
 (BY REGISTERED PLAN 194)
 PIN 21274 - 0024 (LT)

OSSINGTON AVENUE
 (FORMERLY DUNDAS STREET BY REGISTERED PLAN 371)
 PIN 21274 - 0031 (LT)

No. 199
 2 Storey
 Brick

No. 201
 2 Storey
 Brick

No. 205
 No. 207

PART 1
 PLAN
 LOT 12
 PIN 21274-0046 (LT)

PART 2
 PLAN
 63P - 2488

REGISTERED PLAN 371

LANE [3.05 WIDE]
 (BY REGISTERED PLAN 371)
 PIN 21274-0061 (LT)