

March 10, 2020

Toronto and East York Community Council
City Hall, 2nd Floor West
Toronto, Ontario
M5H 2N2



Email: teycc@toronto.ca

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RE: 466-468 Dovercourt Road - Official Plan Amendment - Zoning Amendment Applications - Preliminary Report (Ward 9)

Members, Toronto and East York Community Council,

The Architectural Conservancy of Ontario, Toronto Branch (ACOTO), has been engaged in preserving Toronto's architectural heritage since 1933. Not all of Toronto's heritage buildings are legally protected, yet nonetheless those that are not, deserve consideration to ensure that future protection remains an option.

Community members have notified us of their concerns over the development proposal of 446 Dovercourt Road, which would result in the loss of a building that has served the community since 1915, most notably hosting the Matador Club. The current proposal notes the demolition of the existing structure only to retain the Matador sign. The ACOTO would encourage the city to re-evaluate this site's heritage value and to encourage the development to include more than just the sign. Due to the unique history of the building, we further encourage an evaluation of the interior of the building as the community has noted some attributes which should be considered. At minimum, we would recommend the building be added to the City's Heritage Registrar. This recommendation would echo the many attempts by the community to designate this space, most notably Councillor Ana Bailão's April 14th, 2015 request. Ideally however, we would also encourage the development to explore the opportunity to include below-market rent for entertainment purposes as the City has been losing its valuable music and entertainment venues at an extremely rapid rate.

Our recommendation comes on the basis that there is plenty opportunity for the site to be incorporated into the development in a manner that could appease both the developers and the wider community, as the loss of the Matador Club at College and Dovercourt will leave a scar on this tight-knit community and the legacy of a tremendous venue will fade away.

Thank-you,

Matthew Zambri, Toronto Branch President

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