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March 23rd, 2021

Toronto Preservation Board
City of Toronto
100 Queen Street West
Toronto, ON M5H 2N2

RE : PB22.3 - Inclusion on the City of Toronto's Heritage Register - Queen Street East - Leslieville Properties

Members of the Toronto Preservation Board,

Volunteers from our **HousingNowTO.com** civic-tech and open-data project have closely following your rapid process of bulk-inclusion of marginal-value main street buildings on to the City of Toronto's Heritage Register since 2017. This proposed addition of 54 Leslieville properties will take the total buildings added to the Heritage Register using this bulk-inclusion method to 1,343 buildings in under 4-years – and it would appear that nearly all of these 1,300+ buildings are located in Major Transit Service Areas (MTSAs) around existing or expanding transit-investments where the City and the Province are rightfully directing new housing-growth.

As affordable-housing and transit-oriented redevelopment advocates we have frankly been amazed by the volume of City Planning staff resources that have been applied to these recent “bulk-heritage” endeavors, when we would hope that the City had higher and more worthy priorities. Given their limited staffing budgets - comparing length, breadth and detail of the many “Heritage” reports we have reviewed to similar “Affordable-Housing” reports has been quite eye-opening about where our City applies its limited resources.

As Leslieville and east-end residents, we have been fortunate to welcome some great new developments in the last few years that had strong affordable-housing components, and replaced old, under-used church buildings. In retrospect, given this current staff report - we should be grateful that neither of those church buildings had any “heritage” restrictions placed upon them by your Preservation Board that would have put those much-needed redevelopment projects at risk.



MAY 2013



MAR. 2021

1117 Gerrard St. E - United Church redevelopment into 35 Seniors affordable-housing units & daycare



827 Queen St. E - Woodgreen Church redevelopment into 118 condos & new Red Door Family Shelter

As you will see from the attached maps and photographs – the majority of the 54 commercial buildings on Queen Street East that staff have provided in your report are wholly unremarkable and exist in similar forms by the hundreds all-over various parts of Toronto and East York. In addition, almost all of the 54 commercial buildings in Leslieville that have been suggested for bulk-inclusion into the Heritage Register are within the 500 and 800 metre Major Transit Service Area zones around the new Ontario Line station that Metrolinx is developing at 799 Queen Street East.

We would respectfully ask that the Board refuse the bulk-inclusion of these 54 commercial buildings on Queen Street East into the Heritage Register at this time, and send the report back to staff to review - and more importantly, reduce the number of properties that are being considered for inclusion.

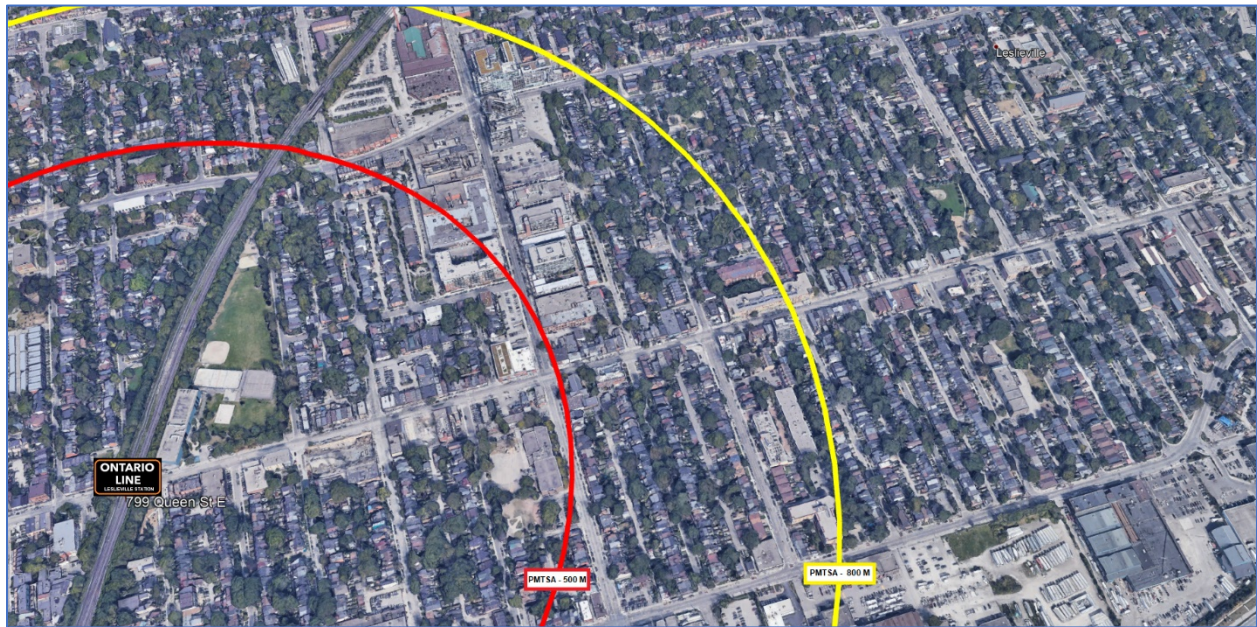
In addition, we would suggest that it is time for City Council to review the current demographic-composition of the Toronto Preservation Board to ensure that its membership more appropriately reflects the age, ethnicity and economic diversity of our City. If “Diversity is our Strength” in Toronto – then our Preservation Board should be far younger and more socially-diverse than the current board-membership suggests.

As always, our affordable-housing volunteers are happy to answer any questions that the Board or City Council have about our advice about the real-world impacts of these bulk-heritage designations on not-for-profit in-fill redevelopment projects in Toronto.

Yours,

Mark J. Richardson
Technical Lead – HousingNowTO.com

Appendix 1 – LESLIEVILLE station - Ontario Line - Major Transit Service Area (PMTSA) Radius – 500 m/800m.



Station
 PMTSA-500 M
 PMTSA-800 M

Appendix 2 – All “Bulk-Heritage” items at Toronto Preservation Board since 2017

Date	Item	Bulk-Inclusion on the City of Toronto's Heritage Register	Count
Aug-17	PB25.8	Midtown in Focus - Main Street Properties	258
Nov-17	PB27.2	King-Spadina Properties	94
Mar-18	PB32.4	College Street Properties	24
Mar-18	PB32.4	Broadview Avenue Properties	21
Feb-19	PB3.3	Belmont Street (Yorkville) Properties	14
Dec-19	PB12.3	Don Mills Crossing Properties	16
Nov-20	PB19.5	Berkeley Street and Ontario Street Properties	9
Nov-20	PB19.7	Dundas Street West and Roncesvalles Avenue Properties	162
Nov-20	PB19.8	West Queen West and Parkdale Main Street Areas	215
Nov-20	PB19.9	Ossington Avenue Properties	38
Nov-20	PB19.10	Forest Hill Village Properties	16
Nov-20	PB19.11	King-Parliament Area Properties	257
Nov-20	PB19.12	Danforth Avenue and Dawes Road Properties	165
Mar-21	PB22.3	Queen Street East - Leslieville Properties	54
TOTAL			1,343

Appendix 3 – All fifty-four (54) sites that are being suggested for “Heritage” listing on Queen Street East



825 Queen Street East



888-892 Queen Street East



889-893 Queen Street East



904 Queen Street East



909-911 Queen Street East



913-915 Queen Street East



923 Queen Street East



924-926 Queen Street East



930-932 Queen Street East



938-938 Queen Street East



940-954 Queen Street East



935 Queen Street East



943 Queen Street East



945 Queen Street East



972-978 Queen Street East



993 Queen Street East



1011-1015 Queen Street East



1026-1028 Queen Street East



1046 Queen Street East



1100 Queen Street East



1112 Queen Street East



1118-1124 Queen Street East



1142 Queen Street East



1148-1154 Queen Street East



1192 Queen Street East



1220 Queen Street East