



ERA Architects Inc.
#600-625 Church St
Toronto ON, M4Y 2G1

December 2, 2021

Sent by EMAIL

Toronto Preservation Board
hertpb@toronto.ca

RE: PB29.3 - 241 Richmond Street West and 133 John Street - Notice of Intention to Designate a Property under Part IV, Section 29 of the Ontario Heritage Act

To the Toronto Preservation Board:

This letter is issued on behalf of the property owner of 241 Richmond Street West and 133 John Street, Toronto (the "Site") to acknowledge the intent to designate under Part IV, Section 29 of the Ontario Heritage Act (OHA).

ERA Architects (ERA) has been retained to prepare a Cultural Heritage Evaluation Report (CHER), and a Heritage Impact Assessment (HIA) to evaluate the proposed redevelopment of the Site in relation to onsite and adjacent cultural heritage resources, and to recommend an overall approach to their conservation.

ERA has been engaged in a process to develop a conservation strategy that balances objectives identified by city planning staff, and intended for public benefit, such as the provision of significant parkland, an east-west through-block connection bisecting the Site, and retail programming facing onto the planned park.

The design of the proposed development and the subsequent conservation strategy was informed by the resolution of these objectives and required the prioritization of retaining the highest value asset on the Site, 241 Richmond Street West, and the removal of the house-form building at 133 John Street to be replaced with a contemporary volume that makes a positive contribution to the John Street public realm.

ERA is committed to continuing to work collaboratively with city planning staff to develop an appropriate conservation strategy that balances heritage conservation with other city building objectives. Until the collaborative process with the city has been completed (or it has come to an end), the designation of these properties is premature. Therefore, our client must object to the designation of the property at this time.

Sincerely,

A handwritten signature in blue ink, appearing to read 'Philip Evans', with a stylized flourish at the end.

Philip Evans, BArch, OAA, MRAIC, ICOMOS, CAHP

Principal, ERA