

February 19, 2021

Toronto & East York Community Council  
e: teycc@toronto.ca

**RE: TE23.25 - Inclusion on the City of Toronto's Heritage Register - 55 Elm Street (650 Bay Street) and 57-71 Elm Street**

To Toronto & East York Community Council (TEYCC),

This letter is submitted by ERA Architects, heritage consultant for Lanterra Management Ltd, to request that TEYCC direct Heritage Preservation Services (HPS) and the Toronto Preservation Board (TPB) to engage with stakeholders in identifying cultural heritage value and early-stage conservation goals at 650 Bay Street, and 57-71 Elm Street.

We would specifically request that TEYCC direct HPS and TPB to do the following:

1. Receive and contribute input on a proponent's Cultural Heritage Evaluation Report (CHER) in advance of a listing or designation;
2. Allow proponents to seek approval for site-specific Conservation Objectives and Design Parameters prior to the significant investment that comes with a formal, complete development application.

We make this request following our deputation and letter (attached) to TPB on February 17th, 2021, where we acknowledged these properties' cultural heritage value, and asked that their listing be deferred so that we might return to TPB with draft conservation objectives and parameters. Our intent was to engage HPS and TPB in a discussion on site strategies and conservation goals before any development concept was explored, and before any municipal heritage policies were in force.

There is currently no mechanism in place for the collaborative identification of cultural heritage value or site-specific conservation goals between property owners and municipal heritage staff. At this time, these engagement processes are triggered by only (a) the submission of a Heritage Impact Assessment within a complete development application, once a design concept has already been developed; or (b) the submission of a demolition permit.

We would request that HPS and TPB mandates evolve to include a greater focus on early-stage engagement, in the spirit of a more inclusive and accessible heritage planning process.

We appreciate your time and consideration on this matter.

Sincerely,



February 12, 2021

Toronto Preservation Board  
e: teycc@toronto.ca

**RE: PB21.6 - Inclusion on the City of Toronto's Heritage Register - 55 Elm Street (650 Bay Street) and 57-71 Elm Street**

To the Toronto Preservation Board:

This letter is issued on behalf of the property owners at 57-61 Elm Street and 650 Bay Street, being Bay Elm 650 Inc., an affiliate of Lanterra Management Ltd. Lanterra Management Ltd is under contract to purchase the properties at 63, 65 and 67 Elm Street, and is currently in discussions with the owner of 69-71 Elm Street (which would complete the assembly of the block).

ERA was engaged by Lanterra Management in early 2020 to conduct a preliminary cultural heritage value report (CHER) for these properties.

On behalf of Lanterra Management, we would like to acknowledge the cultural heritage value associated with these properties, as remnant buildings of Toronto's Ward neighbourhood. Lanterra understands that 650 Bay Street served a unique role as a commercial / community service provider, while the adjacent house-form buildings reflect the area's residential history.

At present, Lanterra Management is exploring a development strategy for the block that will respond to the character of its context. While they are committed to the conservation and communication of the Ward's cultural heritage value on this site, we have not yet had the opportunity to develop a site-specific set of conservation goals and parameters.

We would request a deferral of the listing of these properties, to allow us to return to the next Toronto Preservation Board meeting to present draft **Conservation Objectives**, including parameters specific to development, conservation and interpretation on site.

Lanterra Management anticipates working closely with Heritage Preservation Services and the Toronto Preservation Board to gain consensus on these Objectives, and to conserve the cultural heritage value on site. We hope to have the opportunity to collaborate in developing a viable future for this site.

Sincerely,



---

Philip Evans, OAA MRAIC (Principal, ERA Architects Inc.)