



ERA Architects Inc.
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Date: July 18, 2022

Issued To: Marilyn Toft
Toronto City Hall
100 Queen Street West
Toronto, ON M5H 2N2

Subject: CC47.41 Alterations to a Heritage Property and Authority to Enter into a
Heritage Easement Agreement – 537 Broadview Avenue (Ward 14)

This letter has been prepared to support City Staff's recommendation to approve the proposed alterations to the designated property at 537 Broadview Avenue. The below outlines some project details to date:

1. After working closely with local residents, City Planning Staff, and Heritage Planning Staff we gained support to adapt and reuse the derelict former rooming house.
2. A proposed 4-storey rear yard addition would include 15 affordable and market rate units, restoration of the original house and protection of the building under a Heritage Easement Agreement.
3. Despite City's Staff Report recommending approval, Toronto Preservation Board (TPB) opposed the application.
4. TPB's general comments were detailed in nature related to colour, materials and concerns over perception of scale of the addition onto Broadview.
5. TPB's comments were contradictory to the guidance our client received over 2 years of consultation to date with residence, Planning and Heritage Planning Staff.
6. Further to TPB's comments last week, our client has commissioned more realistic renderings to better show the proposal within building context and existing landscape condition (the actual mature trees have been represented). See attached on following pages.

It is ERA's opinion, the proposal demonstrates good heritage conservation, sensitive design, best effort engagement, and achieves planning goals. The proposal is a great example of what the "missing middle" could look like in Ward 14 and offers compatible gentle density along Broadview.

Sincerely,

Philip Evans
Principal, ERA



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ATTACHMENT: RENDERS



View from Broadview Ave looking north.



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View from Broadview Ave looking south.



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Rear view from Sparkhall Ave looking west.