

January 20, 2022

By E-Mail to *hertpb@toronto.ca*

Toronto Preservation Board
2nd Floor, West Tower, Toronto City Hall
100 Queen Street West
Toronto, Ontario
M5H 2N2

Attention: Ellen Devlin

Dear Ms. Devlin:

**Re: 95 St. Joseph Street - Notice of Intention to Designate under Part IV, Section 29 of the *Ontario Heritage Act*
Agenda Item: PB30.1**

We are counsel to the Basilian Fathers of Toronto and Daniels HR Corporation, which applied to the City of Toronto in February 2019 for Official Plan and Zoning By-law Amendments (the “Applications”) to permit a high-density mixed-use development at 95 St. Joseph Street (the “Property”).

At the time of the submission of the Applications, and still today, the Property is neither listed on the City’s Heritage Register nor designated under the *Ontario Heritage Act* (the “OHA”).

Nonetheless, our clients recognize that the Property has cultural heritage value and, indeed, have thoughtfully designed the proposed redevelopment to ensure that the Property’s cultural heritage value is appropriately conserved. Among other things, the proposed redevelopment retains the north façade of the building originally known as St. Basil’s Seminary and now identified as the Cardinal Flahiff Basilian Centre (though proposes to remove the 1979-1980 projecting fourth-floor addition and restore original façade features). Further, the proposed redevelopment retains and relocates the interior chapel to a more visible and accessible location within the proposed new mixed-use building.

Approximately three years after the Applications were submitted, Heritage Planning staff advised that they would be recommending that the Property be designated under the OHA.

In that regard, we have reviewed the report prepared by Heritage Planning staff dated January 4, 2022, which is to be considered by the Toronto Preservation Board at its meeting on January 24, 2022, and recommends that City Council state its intention to designate the Property under Part IV, Section 29 of the *OHA* (the “Staff Report”).

Although, in principle, our clients do not object to the Property being designated, they do have some concern with the scope of the Property’s heritage attributes that are identified in the Staff Report.

Moreover, their position in relation to the proposed designation is predicated on the designation of the Property not adversely impacting the requested approval of the Applications or the subsequent redevelopment of the Property as proposed. For example, as noted in the Staff Report, the remainder of the existing Cardinal Flahiff Basilian Centre and the Newman Hall Chapel on the south side of the Property would be demolished to accommodate the proposed redevelopment.

We thank you in advance for your consideration of our submission and request that we be notified of the recommendation of the Toronto Preservation Board regarding this item.

In the meantime, please do not hesitate to contact us if you have any questions regarding this submission.

Yours truly,
DAVIES HOWE LLP



Mark R. Flowers
Professional Corporation

copy: Clients