



PO Box 19057, RPO Walmer
Toronto, ON M5S 3C9
www.theara.org

July 6, 2022

Chair and Members of the Toronto Preservation Board
c/o Ellen Devlin, Clerk
City Hall
100 Queen St West
Toronto, ON M5H 2N2
Email: hertpb@toronto.ca

Dear Chair and Members of the Toronto Preservation Board,

Re: Item 36.6 concerning 110 to 116 Avenue Road

I am writing to you as co-chair of the Planning and Development Committee of the Annex Residents' Association (ARA) to state our general support for this report.

We regret but understand the need to demolish 114 Avenue Road, which sustained serious damage in the fire that destroyed 116. Furthermore, we regret that so little of the original material could be saved, but it may be incorporated into the heritage interpretation of the site.

As per the guidelines for the East Annex Heritage Conservation District (EAHCD), the setbacks of the new building do help to maintain a visual a sense of alignment with the height and setback of adjacent buildings on Avenue Road.

We appreciate the developer's invitation to involve the ARA and residents of Tranby and Bernard avenues early in the pre-application process and their continuing willingness to work with the community. Many improvements were made by the architect and developer to the design of the new building to permit the retention of almost all of 110-112 Avenue Road. We also appreciate the removal of the front addition on this property to reveal the original façade. It is important to us that the structures at 110-112 Avenue Road will continue to be animated primarily through commercial use.

.../2

The transition to the adjacent two- to three-storey Tranby houses works well, which is critical as Tranby Avenue is one of the most historic and intact streets in the East Annex HCD.

Finally, the ARA and the local residents look forward to continuing to work with the development team and Heritage Planning on the materials used for the building's exterior, and the landscape design in accordance with the guidelines of the EAHCD.

Yours very truly,

Henry Wiercinski

Henry Wiercinski, Co-Chair
Planning and Development Committee
Annex Residents' Association
23 Chicora Avenue,
Toronto, ON M5R 1T7
hwiercinski@rogers.com 416 399-6963