



Barristers & Solicitors

Bay Adelaide Centre
333 Bay Street, Suite 3400
Toronto, Ontario M5H 2S7

Telephone: 416.979.2211
Facsimile: 416.979.1234
goodmans.ca

Direct Line: 416.597.4299
dbronskill@goodmans.ca

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Our File No.: 211846

Via Email: phc@toronto.ca

Planning and Housing Committee
Toronto City Hall
100 Queen Street West
Toronto, ON M5H 2N2

Attention: Nancy Martins, Secretariat

Dear Sirs/Mesdames:

**Re: Item PH35.11 - 79 and 81 Granby Street
Notice of Intention to Designate a Property under Part IV, Section 29 of the Ontario
Heritage Act**

We are solicitors for AIMCo Realty Advisors LP in respect of the properties known municipally in the City of Toronto as 412-418 Church Street and 79-81 Granby Street (the “**Site**”). We are in receipt of the staff report dated June 8, 2022, in which City staff recommend the properties known municipally in the City of Toronto as 79 and 81 Granby Street (the “**Granby Properties**”).

We are writing on behalf of our client to object to the proposed intention to designate the Granby Properties under Part IV, Section 29 of the *Ontario Heritage Act* (the “**OHA**”).

On March 11, 2021, after pre-consultation with City staff, our client filed official plan amendment and zoning by-law amendment applications to permit the redevelopment of the Site for a 39-storey mixed use building (the “**Applications**”). The Granby Properties are proposed to accommodate a portion of the entrance driveway and underground parking garage serving the overall redevelopment of the Site, as well as a 3-storey building intended as a community space.

The materials submitted in support of the Applications included a Heritage Impact Assessment prepared by GBCA Architects and dated February 10, 2021 (the “**HIA**”). As noted in the HIA, City staff initially evaluated the Granby Properties in June 2019 and concluded that the Granby Properties did not merit inclusion on the City of Toronto’s Heritage Register. The HIA concluded that the Applications appropriately conserve any existing heritage attributes on the Site.

In response to suggestions from the neighbourhood association that the Granby Properties should be designated under the OHA, our client subsequently provided an updated Heritage Impact Assessment to the City, prepared by GBCA Architects and dated October 13, 2021 (the “**Updated**

HIA”). The Updated HIA included a cultural heritage evaluation of the Granby Properties. Although the Updated HIA indicated that the Granby Properties meet some of the criteria under Ontario Regulation 9/06, primarily on the basis of their historical and contextual values, the Updated HIA did not recommend designation because the Granby Properties have lost their design value and experienced erosion of their architectural integrity. As such, the Granby Properties should not be considered as significant and do not warrant designation under Part IV, Section 29 of the OHA.

Our client requests that the City refuse to state its intention to designate the Granby Properties. Given the previous conclusion of City staff that the Granby Properties did not merit inclusion on the City’s Heritage Register and the recommendation of the Updated HIA, a more appropriate outcome would be to confirm the appropriate approach to the Granby Properties as part of the planning process in respect of the Applications.

Please also accept this letter as a request for notice of any decision made in respect of this matter.

Yours truly,

Goodmans LLP



David Bronskill

DJB/

cc. Client

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