

June 15, 2022

page 1 of 2

To The Toronto Preservation Board and Toronto and East York Community Council

For Inclusion at the East York Community Council meeting on June 29, 2022.

The Owner of 751 Broadview Avenue as noted on your letter dated May 11, 22 (copy attached) which includes 749 Broadview Avenue, and 751 Broadview Avenue, and 753 Broadview as listed on the chart attached to your May 11, 22 letter (also attached), that indicates that the said properties are recommended for inclusion on the Heritage Registry as a Listed Property.

This letter of Appeal from the Owner and with regards to all of the above noted properties 749 Broadview Avenue, and 751 Broadview Avenue, and 753 Broadview Avenue. These properties referenced from the Danforth Planning Study are actually located on Broadview Avenue and are **not** on Danforth Avenue and should **not** be listed and should **not** be part of any Danforth Listings on your Heritage Listing.

The above is misleading to all property Owner's on Broadview Avenue, the Danforth Planning Study pertains to Danforth Avenue, and not to Broadview Avenue, and unless you include all properties on Broadview Avenue in the Study, then none should be included, as you are unfairly targeting and listing these properties without reviewing and listing other properties on Broadview Avenue.

Further, these properties have **no** Heritage characteristics, and no Heritage features whatsoever, and should **not** be listed on the Heritage Register. In addition, the reason provided for listing these properties is extremely vague and would also apply to all properties on Broadview Avenue, and all properties on Danforth Avenue, and almost all properties along all streets in Toronto, and if you list these properties on the Heritage Register you should also be listing all properties on Broadview Avenue, and all properties on Danforth Avenue, and almost all properties along all streets in Toronto, and this is not being done. these properties are being unfairly targeted and listed, and these properties also should not be listed on the Heritage Register. Your basis on this matter is unfair, has no merit and is unacceptable.

Also, this is being done without the consent of the property Owner and if listed this is now an additional burden being put on the property Owner by the City, and further, certain property Owner's rights that have existed with these properties to this date are now being taken away from the property owner by the City, all of this is being done without any compensation by the City to the property Owner, especially during this very difficult financial crisis.

If these properties are listed on the Heritage Register, the property Owner should be provided with financial compensation, and a reduction in property Taxes, as the property Owner does **not** want these properties to be listed on the Heritage Register and these should **not** be listed on the Heritage Register.

Please advise of the compensation and reduction in Property Taxes that will be provided to the property Owner of the properties listed on the Heritage Registry.

Lastly, please remove 749 Broadview Avenue, and 751 Broadview Avenue, and 753 Broadview Avenue from the Heritage Registry as a Listed Property.

Please confirm receipt of this letter, and removal of these properties to be listed in the Heritage Registry.

Sincerely,
ACI Architects Inc.
For the Property Owner of these properties

CC: Mary MacDonald, Senior Manager, Heritage Planning - Mary.McDonald@toronto.ca
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