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June 19, 2023

North York Community Council
Toronto City Hall
100 Queen Street West
Toronto, ON M5H 2N2

Attention: Matthew Green, Secretariat

Dear Sirs/Mesdames:

**Re: Item NY6.24 – 94 Cortleigh Boulevard
Proposed Inclusion on the Heritage Register**

We are counsel to Beamart Investments Ltd., the owner of the property known municipally as 94 Cortleigh Boulevard (the “**Property**”). We are writing to express concerns with the City’s processing of the staff recommendation that the Property be included on the City’s Heritage Register. Given the inadequate notice provided to our clients with respect to the proposed listing, we ask that this item be deferred.

The Toronto Preservation Board (“**TPB**”) considered a staff recommendation to include the Property on the Heritage Register on June 12, 2023. Our client did not receive notice of the TPB meeting until the Thursday before the TPB considered a recommendation regarding the Property the following Monday. Clearly, given the limited notice provided, there was no ability for our client to retain heritage consultants to provide a substantive presentation to the TPB to inform its assessment.

In these circumstances, we have serious concerns that the City has failed to comply with its statutory obligation under section 27(4) of the *Ontario Heritage Act* to consult with its appointed municipal heritage committee before listing a property on the Heritage Register. The obligation to consult is not a formality; consultation requires meaningful consideration with input from the public. Such meaningful consideration is impossible if the owner is not provided with adequate notice to address the substance of the recommendation before TPB.

Our client objects to the proposed listing, especially given the unfairness and inappropriateness of the process leading to the recommendation now before Community Council. In our submission, the matter must be referred back to the TPB to allow for proper consultation in accordance with the *Ontario Heritage Act*.

Please also accept this letter as a request to be added to the notice list regarding this matter.

Goodmans^{LLP}

Yours truly,

Goodmans LLP

A handwritten signature in blue ink that reads "Max Laskin". The signature is written in a cursive style with a large, sweeping initial "M".

Max Laskin

ML/

cc: Client

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