



ERA Architects Inc.
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Toronto ON, M4Y 2G1

Sent by EMAIL

December 01, 2022

Attn: Ellen Devlin
Secretariat
Toronto Preservation Board
Toronto City Hall
100 Queen Street West
Toronto, ON M5H 2N2
email: hertpb@toronto.ca

**RE: NOTICE OF INTENTION TO DESIGNATE 63 OLD FOREST HILL ROAD
TORONTO PRESERVATION BOARD ITEM 2023.PB1.2**

This memo is in regards to the Designation of 63 Old Forest Hill Road, and to provide the Toronto Preservation Board with additional information for their review. ERA recognizes the cultural heritage value of 63 Old Forest Hill Road, and is supportive of its heritage designation under Part IV of the Ontario Heritage Act.

We understand that the deliberations today are on the intention to designate, but we feel it is important to understand that our support and our client's support for the designation is framed around the necessity to make alterations – including the replacement of the rear wing.

In our role as heritage consultant ERA Architects has been in discussions with two residential architects of note: Wayne Swadron Studios and Hariri Pontarini Architects, who have both developed designs for the renovation and expansion of the residence. Heritage Planning staff and ERA have previously reviewed and discussed the Swadron Studio proposal. Attached is a new preliminary design package prepared by Hariri Pontarini Architects, which Heritage Planning staff have not reviewed yet.

In order to restore the fine Tudor Revival attributes of the formal front mass of the house and renovate the existing residence to contemporary standards suitable for a large family, we note the following:

- 1) The rear (eastern) service wing, including the garage and the split-level servants' quarters above, are elements that would impede on a reasonable and sustainable improvement of the residence.
- 2) The rear (eastern) service wing, and much of the south elevation is not clearly discernible from the street, making visual impact on the public-realm as a result of renovations negligible.

Attached are the following supplementary materials:

1. Photograph of 63 Old Forest Hill Road south façade as viewed from Old Forest Hill Road, showing the prominence of the formal front mass of the residence (ERA Architects)
2. East-west section of 63 Old Forest Hill Road, illustrating the floor level deviation between main block and service wing (ERA Architects)
3. Preliminary design package, 63 Old Forest Hill Road (Hariri Pontarini Architects, dated November 2022)

We look forward to working with Heritage Planning staff on this project, and thank the Toronto Preservation Board for their consideration.

Respectfully,

A handwritten signature in black ink, consisting of a stylized 'M' followed by a wavy line.

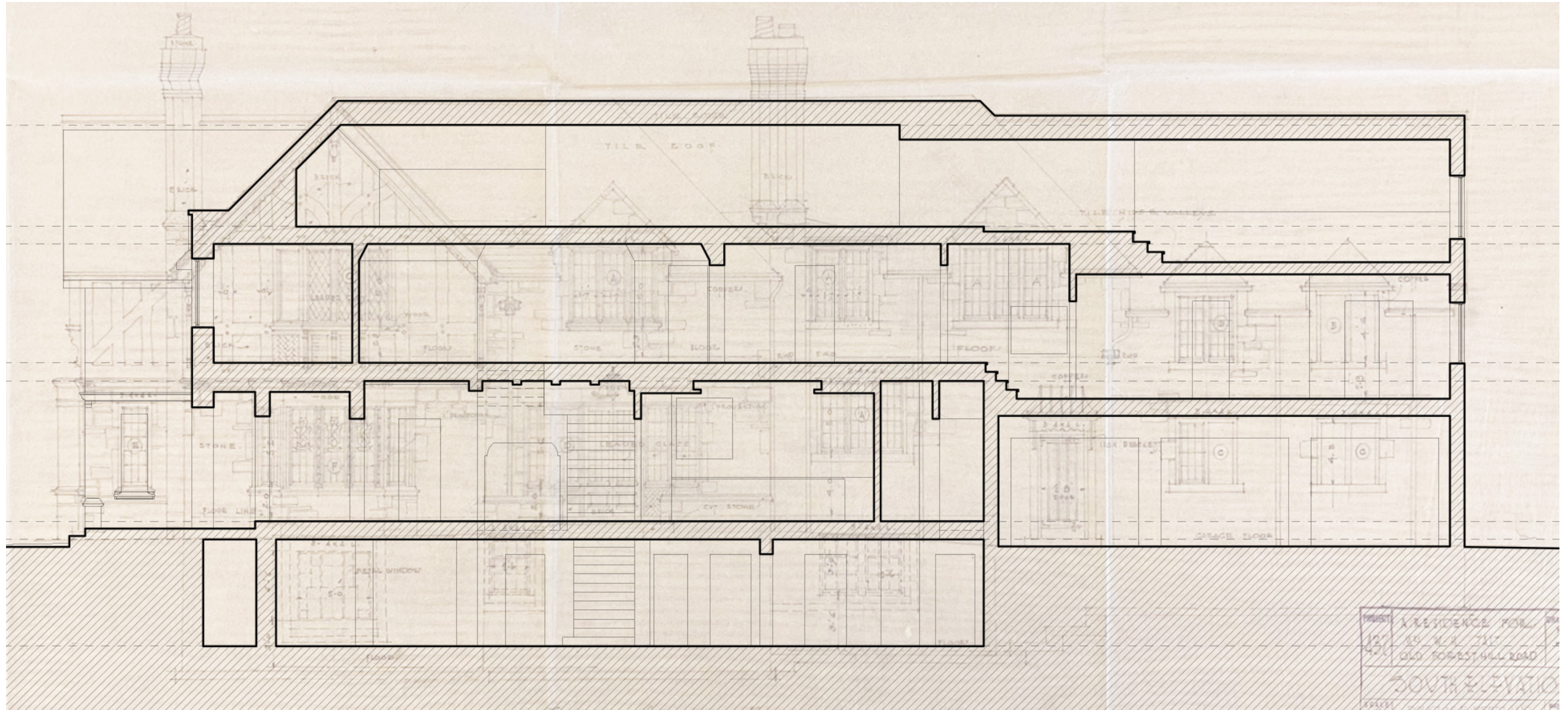
Michael McClelland, Principal
ERA Architects Inc.

View of South Facade from Old Forest Hill Road



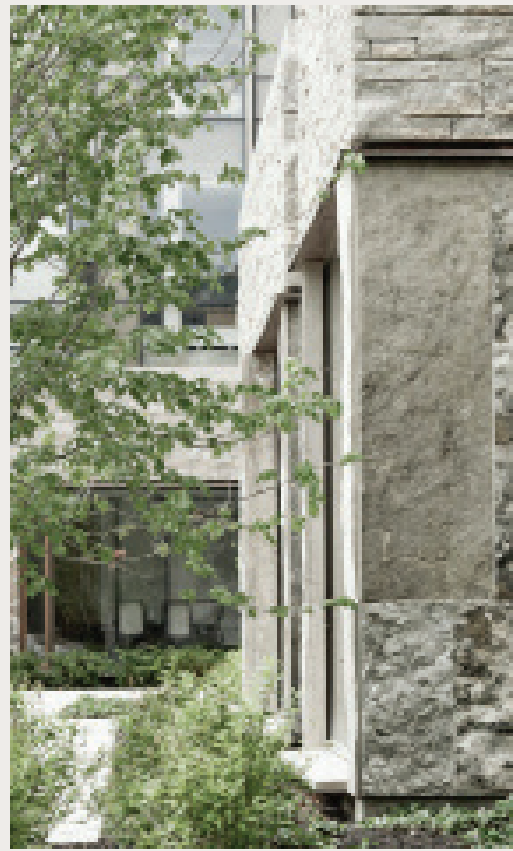
December 01, 2022

63 Old Forest Hill Road East-West Section

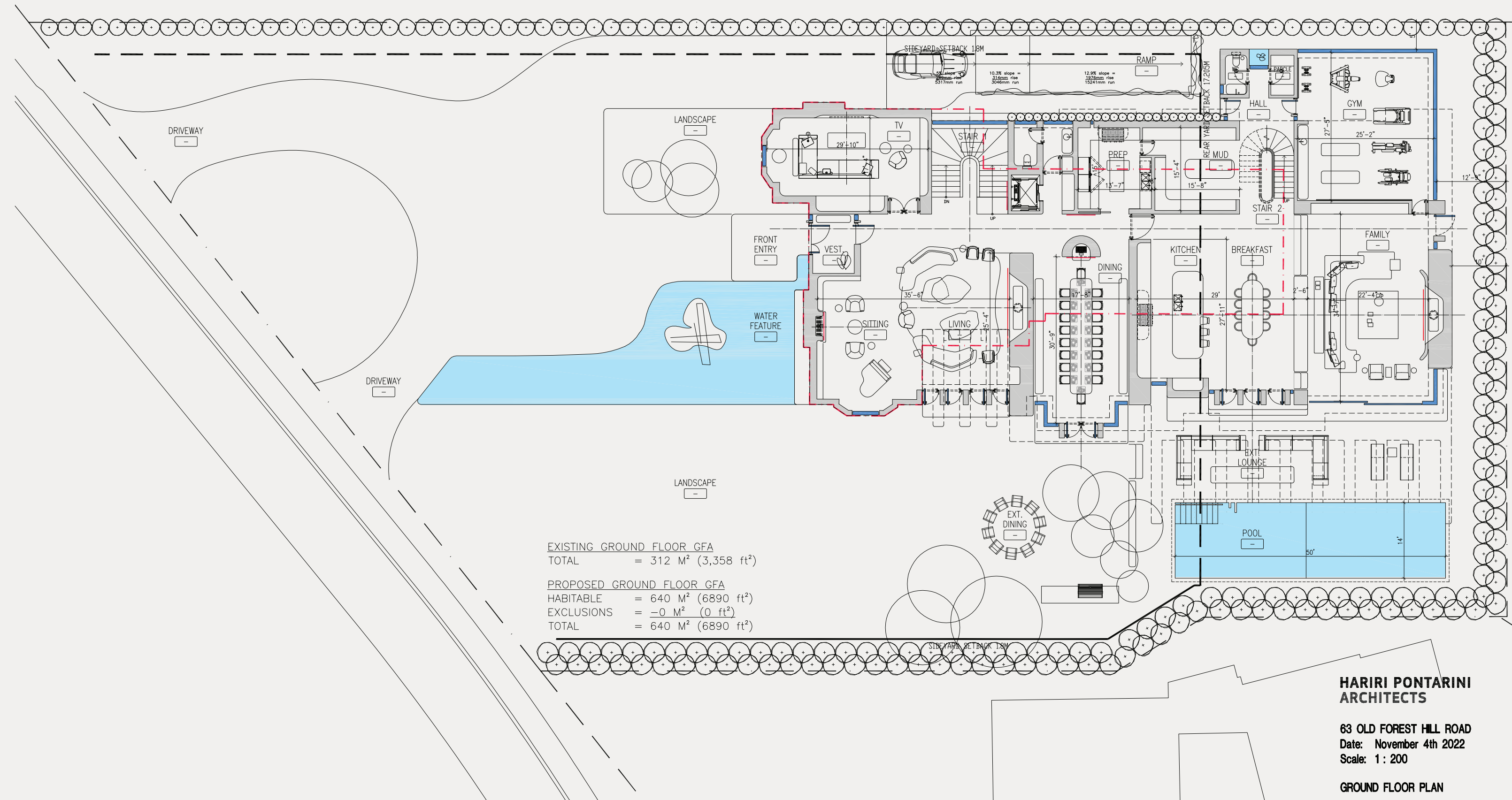


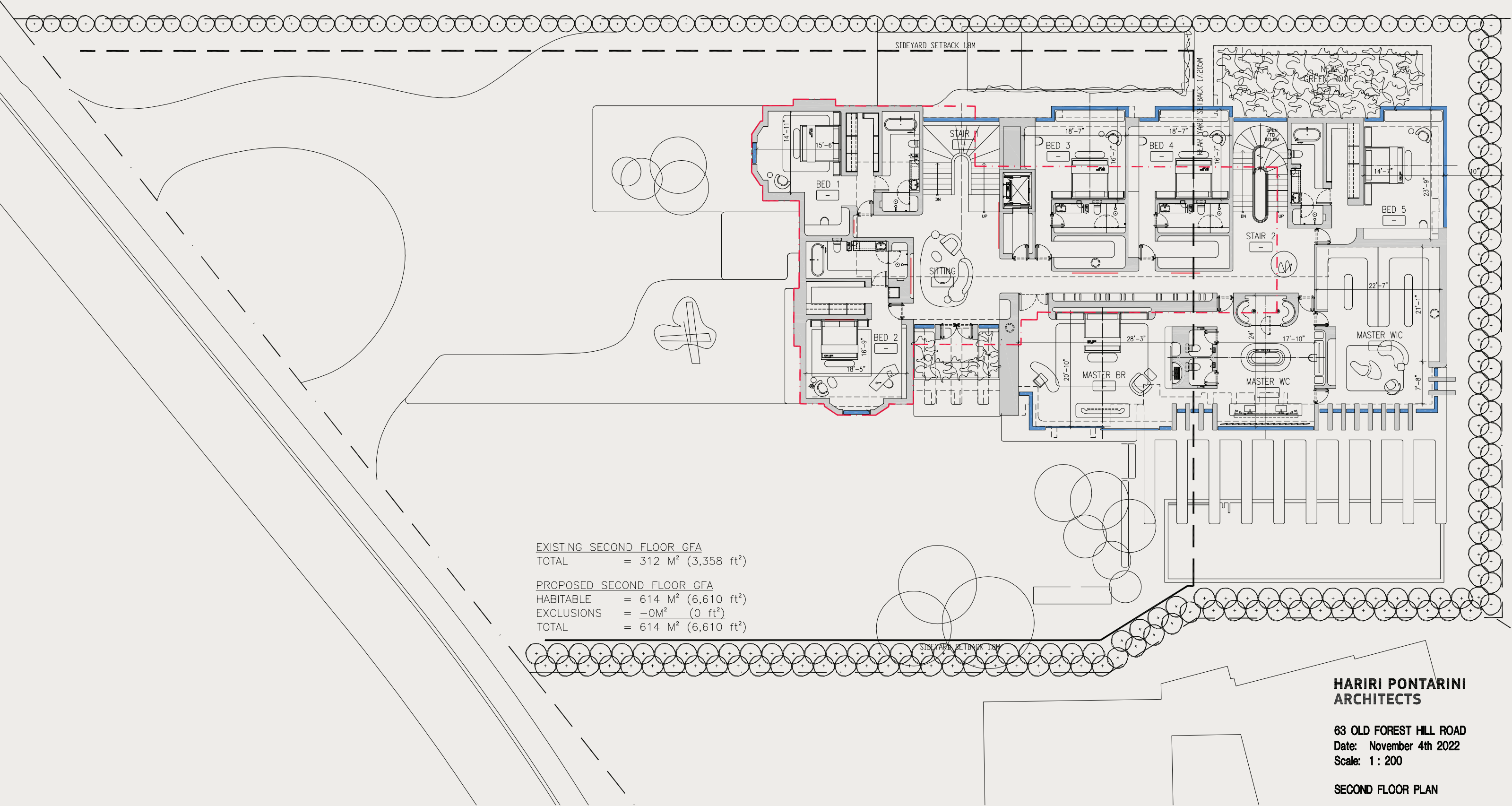
63 OLD FOREST HILL

NOVEMBER 2022





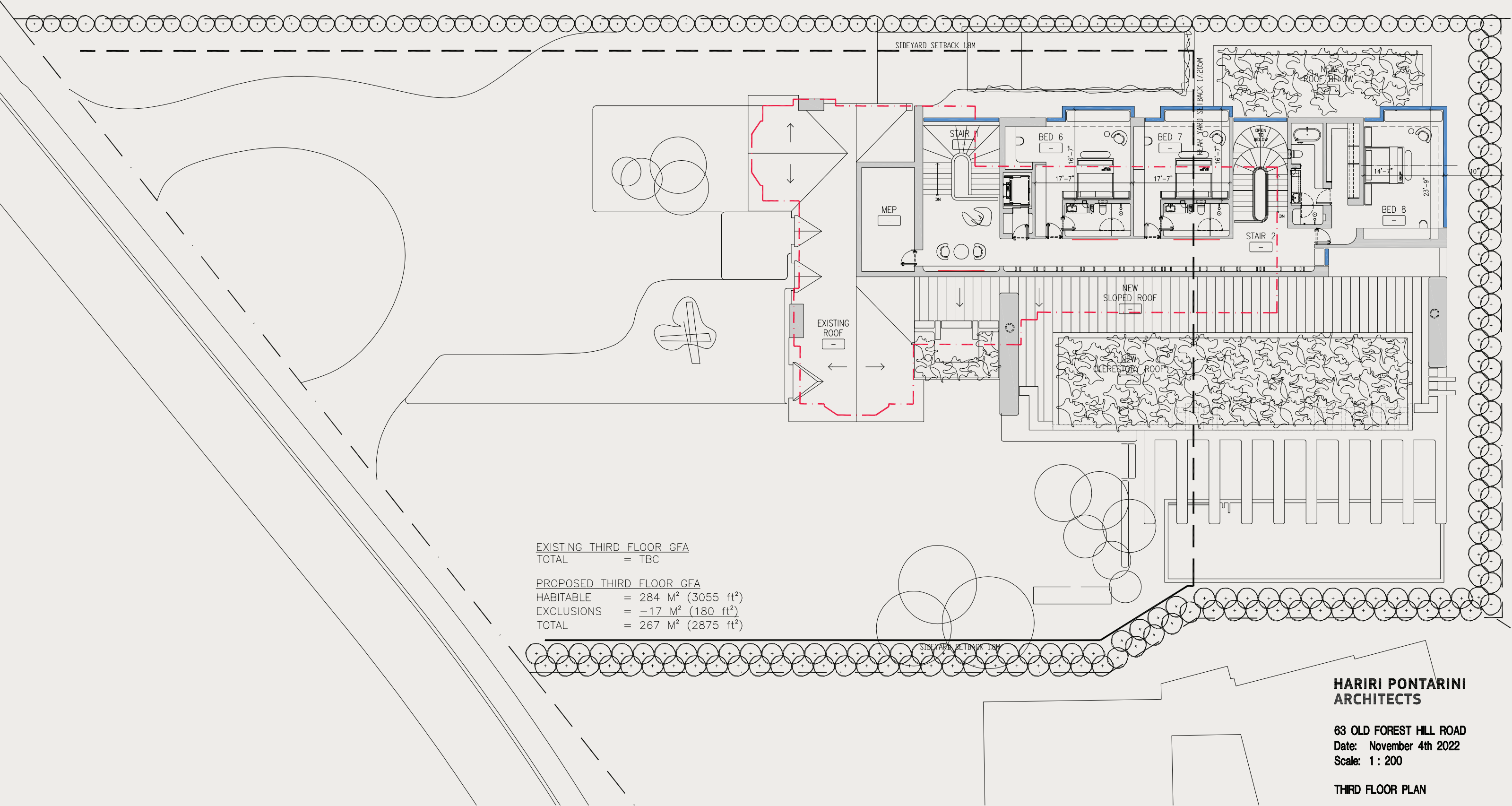




HARIRI PONTARINI
ARCHITECTS

63 OLD FOREST HILL ROAD
Date: November 4th 2022
Scale: 1 : 200

SECOND FLOOR PLAN



EXISTING THIRD FLOOR GFA	
TOTAL	= TBC
PROPOSED THIRD FLOOR GFA	
HABITABLE	= 284 M ² (3055 ft ²)
EXCLUSIONS	= -17 M ² (180 ft ²)
TOTAL	= 267 M ² (2875 ft ²)

HARIRI PONTARINI
ARCHITECTS

63 OLD FOREST HILL ROAD
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THIRD FLOOR PLAN