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April 21, 2023

By E-mail
hertpb@toronto.ca

Toronto Preservation Board
Toronto City Hall
100 Queen Street West
Toronto, ON M5H 2N2

Dear Sirs and Mesdames:

**Re: PB5.1 – 4888 Dundas Street West
Notice of Intention to Designate
Commenting Letter from Islington Village Developments Inc.**

We are counsel to Islington Village Developments Inc., the registered owner of the property municipally known as 4888 Dundas Street West, Toronto (the “**Property**”). The Property is presently developed with a single detached house, which Heritage Planning staff have described as a “brick Italianate house dating from 1879”. In April 2022, our client submitted Official Plan and Zoning By-law Amendment and Site Plan Approval applications to redevelop certain lands, including the Property, at 4884-4894 Dundas Street West for a 12-storey mixed use building. The applications are presently proceeding before the City under File Nos. 22 139836 WET 03 OZ and 22 139825 WET 03 SA.

We understand that Heritage Planning staff are recommending the designation of the Property under section 29 of the *Ontario Heritage Act*. Pursuant to subsection 29(5) of the *Ontario Heritage Act*, we are writing to provide our client’s comments regarding the proposed designation.

Our client and its heritage consultants, Goldsmith Borgal & Company Ltd. Architects, have reviewed the staff report from the Senior Manager, Heritage Planning, Urban Design, City Planning, dated April 6, 2023, and recognize the heritage value of the Property. We look forward to working with City staff in an effort to reach a satisfactory resolution that accommodates both the interests of the City and the Province in addressing the need for housing in the community, including any appropriate demolition and/or alterations (including relocation of the building on the Property) needed to facilitate the redevelopment of the Property and surrounding lands.

If you have any questions, please do not hesitate to contact me.

Yours truly,



Calvin Lantz

CL/jsc

cc. Jonathan S. Cheng, *Stikeman Elliott LLP*
Chris Borgal & Nicolas Barrette, *Goldsmith Borgal & Company Ltd. Architects*
Michael Bissett, *Bousfields Inc.*
Client