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September 11, 2023

Our File No.: TBD

**Delivered Via Email**

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

**Attention: Matthew Green (hertpb@toronto.ca)**

Dear Sirs/Mesdames:

**Re: Item No. PB9.4 – 402 and 404 Sherbourne Street  
Proposed Inclusion on the Heritage Register**

We are solicitors for Suresh and Nutan Bhalla, the owners of the properties known municipally in the City of Toronto as 402 and 404 Sherbourne Street (the “**Property**”). We are writing to the Toronto Preservation Board (the “**TPB**”) to express our clients’ objection to the recommendation for City Council to include the Property on the City of Toronto’s Heritage Register in accordance with the Listing Statement (Reasons for Inclusion), attached as Attachment 1 to the report (August 23, 2023) from the Senior Manager, Heritage Planning, Urban Design, City Planning (the “**Staff Report**”).

The Staff Report states that the Property has been researched and evaluated using the prescribed criteria in Ontario Regulation 9/06 and that it meets one or more of the criteria for determining cultural heritage value or interest. However, the Staff Report provides little to no specific commentary, description, or analysis of the Property other than stating that the Property is improved by “two semi-detached, two-and-a-half storey, mirrored Bay and Gable Victorian residences constructed c. 1874.” The Staff Report fails to note that there were substantial rear additions constructed on the Property. Further, the Staff Report does not even make mention of the interior of each of the semi-detached buildings which have previously been altered to be apartments.

We request that the Property not be listed on the Heritage Register as proposed in the Staff Report. We would appreciate receiving notice of any decision made by the Toronto Preservation Board, Planning and Housing Committee and/or City Council in respect of this matter.

Yours truly,

**Goodmans LLP**



Rodney Gill  
RJG/