

From: [Monica E. Kuhn](#)
To: [Clerk](#)
Subject: [External Sender] FW: HCD LETTER TO COUNCILLOR MOISE - 135 Roxborough Drive
Date: June 25, 2024 9:37:58 PM
Attachments: [HCD LETTER TO COUNCILLOR MOISE - 135 Roxborough Drive.pdf](#)

June 25, 2024

John, just sending a record of our email and letter to Councillor Moise re. the upcoming hearing for 135 Roxborough Drive. Thanks, Monica

Monica Kuhn

B.E.S., B.Arch, OAA, GRP

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25TH ANNIVERSARY - 2019 Fax: **416-923-0875**

From: Monica E. Kuhn <monica@mekarch.ca>

Sent: Tuesday, June 25, 2024 9:33 PM

To: 'Councillor Moise' <Councillor_Moise@toronto.ca>

Cc: 'Wallace Immen' <wimmen@rogers.com>

Subject: HCD LETTER TO COUNCILLOR MOISE - 135 Roxborough Drive

June 25, 2024

Councillor Moise, as a Councillor of a ward that contains several prominent Heritage Districts, we are concerned about your role in supporting that the hearing for 135 Roxborough Drive will be presented to Council without the recommendations of the City's Heritage Preservation Services and the Toronto Preservation Board.

We hope that you will support the important role that Heritage plays in our City by refusing this week's application to Council. Thanks, Monica Kuhn

Monica Kuhn

B.E.S., B.Arch, OAA, GRP

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June 25, 2024

RE: City Council Meeting (June 26-28, 2024) Agenda Item (TE14.16 – 135 Roxborough Drive Alterations to a Designated Heritage Property in the North Rosedale Heritage District)

Dear Councillor Moise,

I am writing on behalf of the Cabbagetown Heritage Conservation District (HCD) responsible for the heritage standards and working with the City of Toronto Heritage Department to enforce the heritage guidelines for our HCD.

We are aware of an urgent heritage matter currently unfolding in North Rosedale regarding the Application for alterations to the heritage designated property at 135 Roxborough Drive. We understand that owners of that property wish to alter the heritage property by applying a white “limewash” to their heritage home with red brick masonry on the exterior of the house.

We are aware that City of Toronto Heritage Planning, the Toronto Preservation Board (TPB) and Councillor Saxe, the Councillor for Ward 11 where North Rosedale is located, have all recommended that City Council refuse the Application because it does not comply with North Rosedale’s Heritage Plan, or the Parks Canada Standards and Guidelines for the Conservation of Historic Places (the official document guiding planning and conservation of heritage properties in the City of Toronto) or the Official Plan.

Media reports indicate that the owners of 135 Roxborough Drive have hired Amir Remtulla to lobby on their behalf. The Lobbyist Registry shows that Councillor Brad Bradford (Ward—19) was lobbied by Amir Remtulla ([Click Here](#)) and reference Appendix A of this letter.

At the June 11 meeting of the Toronto and East York Community Council, Councillor Bradford stood in support of the Application. Despite the clear recommendation to City Council to refuse the Application, made by Heritage Planning, TPD and Councillor Saxe, Councillor Bradford tabled a motion to forward the matter to City Council “without recommendation” [Reference: Global News, June 11, 2024 – [Click here](#)]. That motion was carried with the support of Councillors Alejandra Bravo (Ward 9–Davenport), Josh

Matlow (Ward 12–Toronto St Paul’s), Gord Perks (Ward 4–Parkdale-High Park), Councillor Bradford (Ward 19–Beaches-East York) and yourself (Chris Moise, Ward 13–Toronto Centre).

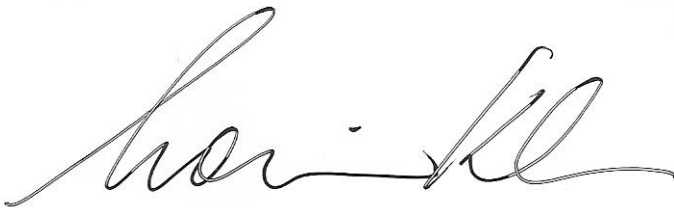
We are extremely troubled by the prospect of an individual owner and an effective lobbyist doing an end run around a Heritage Plan, Heritage Planning, the TPB and the Ward Councillor. Furthermore, we see no legitimate reason why one Councillor would seek to interfere in another Councillor’s Ward, on a Ward specific community issue like Heritage protection.

In our view, a Councillor who votes to support an individual’s design preferences, when those preferences are clearly contrary to a Heritage Plan, is voting against heritage preservation. A vote in support of this Application sends a clear message that the Councillor does not support the community values which are the basis of Heritage Conservation Districts and Heritage Plans in this City.

Constituents living in Wards with Heritage Conservation Districts (e.g. Wychwood Park, Annex, Cabbagetown, Harbour Village, North and South Rosedale, and communities considering them) should be made fully aware of their Councillor’s position on this Application.

We urge the City Council to uphold the community values underlying Heritage Plans and adopt the clear recommendation of their own heritage planning and preservation experts to refuse the Application to alter 135 Roxborough Drive.

Sincerely,

A handwritten signature in black ink, appearing to be 'Chris Moise', written in a cursive style.

Architect and Member of the Cabbagetown HCD Advisory Committee

cc. Wallace Immen, Chairman of the Cabbagetown HCD Advisory Committee

APPENDIX A

CITY OF TORONTO LOBBYIST REGISTRY (REMIR REMTULLA)

Details for Subject Matter Registration: SM35576



[Expand All Details](#) [Collapse All Details](#)

| Consultant Lobbyist Subject Matter Registration: SM35576 | | | |
|--|-------------------------|--|---------------------------------------|
| Registration Number SM35576 | Status Active | Initial Approval Date 2024-05-13 | Recent Approval Date Recent |

| Consultant Lobbyist: Mr Amir Remtulla | | |
|---|--------------------------------------|---|
| Lobbyist's Name Mr Amir Remtulla | Registration Number 28477C | Status Active |
| Lobbyist Class/Type Consultant | Position Title President | Recent Approval date 2023-11-29 |
| Business Address 56 Townwood Drive Richmond Hill, Ontario Canada, L4E 4S9 | Phone 4164597128 | Senior public office position held with the City of Toronto in the past 12 months? No |

| Business / Organization: Amir Remtulla and Associates | | |
|--|--|-----------------------------------|
| Business/Organization name Amir Remtulla and Associates | Other Trade Names (Formerly Amir Remtulla Inc) | Business/Organization Type |
| Address 56 Townwood Drive Richmond Hill, Ontario Canada, L4E 4S9 | | |

| Subject matter: Planning and Development; Planning and Development Application, Zoning By-law; Planning and Development Application, Site Plan |
|--|
| Decision(s) or Issue(s) to be lobbied 135 Roxborough Drive, Toronto |
| Proposed time period for lobbying on this subject matter 2024-05-13 to 2025-05-13 |
| Lobby By-Law Subject Matter definition B. Without limiting Subsection A, the following: (1) Development, approval, amendment or termination of a policy, program, directive or guideline. (2) Procurement of goods, services or construction and awarding a contract. (3) Approving, approving with conditions, or denying an application for a service, grant, planning approval, permit or other licence or permission. (4) Awarding any financial contribution, grant or other financial benefit by or on behalf of the City, a local board (restricted definition) or the Board of Health. (5) Transferring from the City, a local board (restricted definition) or the Board of Health any interest in or asset of any business, enterprise or institution. (6) Determining the model and method of delivering a service. |



| Name | Other Trade Names | Address |
|--------------------------------|-------------------|--------------------------------|
| Tessa Virtue and Morgan Rielly | | Tessa Virtue and Morgan Rielly |

Public Office Holders and Communication Methods



| Public Office Holder Type | Name or Position Title | Ward, Office, Division or Agency | Communication Date | Communication Methods Used | Meeting Request | Meeting Prearranged | Meeting Arranged On |
|----------------------------|------------------------|----------------------------------|--------------------|----------------------------|-----------------|---------------------|---------------------|
| Member of Council | Brad Bradford | Ward 19 Beaches-East York | 2024-06-11 | Telephone | Yes | | |
| Member of Council | Dianne Saxe | Ward 11 University-Rosedale | 2024-06-03 | Video Call | Yes | | |
| Staff of Member of Council | Andrew Greene | Councillor Dianne Saxe | 2024-05-13 | Telephone, E-mail | Yes | | |
| Staff of Member of Council | Andrew Greene | Councillor Dianne Saxe | 2024-05-22 | Telephone | Yes | | |
| Staff of Member of Council | Andrew Greene | Councillor Dianne Saxe | 2024-05-28 | Telephone | Yes | | |
| Staff of Member of Council | Andrew Greene | Councillor Dianne Saxe | 2024-05-30 | Telephone | Yes | | |
| Staff of Member of Council | Andrew Greene | Councillor Dianne Saxe | 2024-06-03 | E-mail, Video Call | Yes | | |
| Staff of Member of Council | Andrew Greene | Councillor Dianne Saxe | 2024-06-05 | Telephone | Yes | | |
| Staff of Member of Council | Andrew Greene | Councillor Dianne Saxe | 2024-06-06 | Telephone | Yes | | |
| Staff of Member of Council | Andrew Greene | Councillor Dianne Saxe | 2024-06-10 | E-mail | Yes | | |