



# THE ANNEX RESIDENTS' ASSOCIATION

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Toronto Preservation Board  
c/o Tanya Spinello, [hertpb@toronto.ca](mailto:hertpb@toronto.ca)

August 15, 2024

Dear Chair and Members of the Toronto Preservation Board

Re: PB 21.1 41 - 45 Spadina Road - Alterations to Attributes of a Designated Heritage Property Under Section 33 of the Ontario Heritage Act and Authority to Enter into a Heritage Easement Agreement

There are two outstanding heritage attributes of Spadina Gardens cited in its designation: its distinction as one of the six original apartment buildings in Toronto and its Edwardian Classicism style, which maintained the character of this part of the Annex while introducing a new building typology to the city.

While the Annex Residents' Association (ARA) supports the retention and continued residential use of this very rare, landmark heritage building, we strongly disagree with the assessment of the tower addition as unobtrusive. It may be separated from the heritage building and its cantilevered positioning may be surprisingly acceptable to Staff, but its street presence is positively jarring as the illustrations in the report demonstrate. Its design neither references nor maintains the character of the nearby historic buildings in an original contemporary way, and its only relatable characteristic to the more modern buildings on Spadina Road is height. It competes with and overwhelms rather than complements the heritage building.

Furthermore, the mitigation strategy being proposed can only be described as the least invasive option while admittedly destroying two carefully executed design features of the heritage building: the natural lighting and cross ventilation, which greatly contribute to the building's comfort.

The Annex Residents' Association has worked diligently with many developers to maintain the celebrated historic fabric of the Annex while supporting the City's goals of greater density. But the ARA cannot support a heritage easement with this proposal. We recommend instead an assessment by the City's Design Review Panel.

Yours sincerely,

*S. Shaul*

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