



ERA Architects Inc.
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November 28, 2024

Sent by EMAIL

Chair and Members of the Toronto Preservation Board
c/o Tanya Spinello
Toronto City Hall
100 Queen Street West
Toronto, ON M5H 2N2
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RE: PB25.1 - 358-360 Dufferin Street - Notice of Intention to Designate a Property under Part IV, Section 29 of the Ontario Heritage Act

To the Chair and Members of the Toronto Preservation Board:

This letter has been prepared by ERA Architects Inc. (ERA) on behalf of Hullmark, the owner of 358-360 Dufferin Street (the Property). The Property is part of the larger Dominion Radiator Site (the Site), which includes eight buildings at the corner of Dufferin Street and Melbourne Avenue, south of Queen Street West.

The Site is subject to applications for Official Plan Amendment and Zoning By-law Amendment (OPA/ZBA no. 22 198105 STE 04 OZ) and Site Plan Control (SPA no. 22 198104 STE 04 SA) to introduce three new residential buildings with commercial and community uses at grade.

In July 2022, ERA prepared a Heritage Impact Assessment (HIA) to accompany the OPA/ZBA and SPA applications for the Site. The HIA included a Cultural Heritage Evaluation Report (CHER), which concluded that the Property met Ontario Regulation (O.Reg) 9/06 criteria for design/physical, historical/associative, and contextual value. The CHER evaluation broadly accords with the proposed designation by-law.

The CHER also found that a key character-defining attribute of the Site is the arrangement of buildings around a central courtyard that, historically, would have served a critical function for the factories operating on the Site. The Conservation Strategy advanced through the OPA/ZBA and SPA applications leverage the courtyard, along with other character-defining elements of the Property, to reanimate the Site for new uses.

The proposal is presently being refined, with input from Heritage Planning, in preparation for an OPA/ZBA and SPA resubmission. A heritage permit application detailing proposed alterations to the Property will be submitted prior to any permits being issued for the Site.

Sincerely,

A handwritten signature in black ink, appearing to read 'Kasper Koblauch', with a long horizontal line extending to the right.

Kasper Koblauch, MCIP, RPP

Project Manager, ERA