

ATTACHMENT 1

John D. Eldvidge
City Clerk's Office, City Hall, 2nd Floor West
100 Queen Street West, Toronto, Ontario

Dear Mr Elvidge,

I am writing to formally object to the proposed heritage designation of the property located at 450 Rustic Road, as outlined in the City of Toronto's Notice of Intention to Designate under Section 29 of the Ontario Heritage Act.

While I respect the City's ongoing efforts to preserve Toronto's architectural and cultural heritage, I believe that the timing of this designation of this property is not appropriate. I believe the timing of the designation is premature as we have not submitted a redevelopment plan for the site and thus City Council voted to designate the property without considering an alternative site-plan.

Furthermore, I believe City Council voted to designate the property without sufficient consultation with local residents and stakeholders. Designating this property without broad and inclusive input risks overlooking the evolving needs of the neighbourhood and the city's goals for responsible intensification and sustainable development.

Lastly, and perhaps most importantly, the current condition of the building significantly undermines the rationale for heritage designation. A professional assessment of the property's existing architectural features would reveal that they are in a state of advanced deterioration. The original materials and craftsmanship have degraded to the point where any attempt at preservation or restoration would necessitate extensive, and in many cases, complete, replacement rather than genuine conservation. The cost associated with this would be prohibitive. Consequently, the heritage designation, in this instance, would not serve to protect or preserve any authentic historical features, but would effectively render the property undevelopable. This is counter to the city's broader goals of encouraging gentle intensification and the provision of much-needed housing within existing neighbourhoods. The current state of the building is such that it is no longer a positive contribution to the streetscape and its dilapidated condition detracts from the aesthetic character of the neighbourhood.

For these reasons, I respectfully request that City Council reconsider the intention to designate this property as a heritage site and instead pursue more flexible and community-driven approaches to urban planning and conservation. I would welcome the opportunity to discuss alternative solutions that balance the city's heritage objectives with the need for responsible development and the creation of much-needed housing.

Thank you for your attention to this matter.

Sincerely,



Ambrish Shah on Behalf of Nitin Shah