

March 25, 2025

By E-Mail Only to councilmeeting@toronto.ca

City Council
100 Queen Street West
City Hall, Second Floor, West
Toronto, ON M5H 2N2

Her Worship Mayor Chow and Councillors:

**Re: March 26, 2025 Council Meeting
Item TE20.17 – 65 Heward Avenue – Inclusion on the Heritage Register
Heward Studio Investments Inc.**

We are counsel to Heward Studio Investments Inc. (the “Owner”), the owner of the properties municipally known as 65 Heward Avenue (the “Subject Site”) and 87 Heward Avenue, in the City of Toronto.

The Owner opposes the listing of the Subject Site on the City’s Heritage Register. On behalf of the Owner, we made written submissions to the Toronto Heritage Preservation Board prior to its consideration of the listing recommendation on February 12, 2025.

The Owner was surprised to learn of Heritage Planning staff’s recommendation to list the Subject Site given that it has already been the subject of considerable review and consideration by the City through various development applications, permits and approvals over the past 5 years. There was no indication or suggestion at any time during that process that the existing building on the Subject Site may have heritage value worthy of listing on the Heritage Register.

In 2019, the Owner undertook extensive renovations to modernize the existing building on the Subject Site, which included the complete demolition and renovation of the interior space, construction of a 5,000 sq. ft. addition on the second floor featuring modern materials such as black aluminium siding, a new roof system, a new modernized entrance façade and vestibule, a new second floor terrace and installation of new windows. These renovations have transformed the look and feel of the building into a more contemporary office building.

Further, the Owner has recently completed a lengthy site plan approval process for the development of a new 6 storey office building with ground floor retail units to be constructed on the northern portion of the property between Eastern Avenue and the existing building, which is currently occupied by a surface parking lot. Once constructed,

the new office building will become the street presence for the Subject Site on Eastern Avenue and views of the existing building will be limited.

The site plan application for the new office building was first submitted in November 2019. In conjunction with the site plan, the Owner applied for minor variances for the new office building, including permissions for increased height, which were granted on September 21, 2022. The Owner also participated in the City's Official Plan review of employment conversion requests and a site-specific policy for the Subject Site was included in Official Plan Amendment 653, which was adopted by the City on September 6, 2023, but has not yet been approved by the Minister as it applies to the Subject Site. Most recently, the City granted the conditional site plan approval and issued Notice of Approval Conditions (NOAC) for the new office building on July 4, 2024. The potential heritage value of the Subject Site was not raised at any point during this 5-year process involving multiple development applications and approvals and review by numerous City departments.

In our view, it is inappropriate for the City to list the Subject Site now after substantial renovations have already been completed to the existing building and new development has been thoroughly considered and approved on the site. For these reasons, the Owner requests that Council not list the Subject Site on the Heritage Register.

Please provide us with notice of any decision of City Council in respect of this matter.

Yours truly,
DAVIES HOWE LLP



Meaghan McDermid (she/her)

copy: Client