

DORMER PROPERTIES INC.

111 St Clair Avenue West, Suite 2103, Toronto, Ontario, M4V 1N5, Canada
TEL (416) 546-1985

March 25, 2025

By E-mail Only to councilmeeting@toronto.ca

Toronto City Hall

100 Queen Street West

Toronto, ON M5H 2N2

ATTN: Sylwia Przewdziecki

RE: PH19.6 – 877 and 885 Lawrence Avenue East – Notice of Intention to Designate a Property under Part IV, Section 29 of the Ontario Heritage Act

Dear Mayor Chow and Members of Council,

We are the owners of the two properties municipally known as 877 and 885 Lawrence Avenue East (the “Subject Properties”), in the City of Toronto.

We reviewed the Notices of Intention to Designate for the Subject Properties, including the respective statement of significance and list of heritage attributes. We oppose the designation of the Subject Properties under Part IV of the Ontario Act at this time, and request that Council not accept, or at least defer consideration of this item. This would allow for discussions with Toronto Heritage Planning staff to understand the perceived significance of the buildings, and to ensure the heritage attributes accurately capture the existing condition of the buildings and meet the definition of heritage attributes in the Provincial Planning Statement, 2024.

We understand the potential importance of the heritage value of these properties. We also need to ensure that – if warranted – the designation appropriately considers and allows for the ongoing use and long-term commercial viability of these properties.

At this time, we are in the process of planning for the future of these properties, as tenant lease terms expire in the next few years. The ownership group is actively planning to invest in these properties to maintain and enhance their commercial viability, including potential for physical additions to the buildings to increase the amount and quality of commercial space.

We are concerned that the proposed designation may inappropriately restrict our ability to enhance and/or expand commercial uses and space on these sites, to protect their viability into the future.

We are also concerned that we have not had adequate time to evaluate the impact of the designations as currently proposed on our planned investment, or to ensure that the designations are reflective of the current condition of the buildings.

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We note that while the respective Notices of the Intention to Designate are dated January 10th, 2025, they were received much later by the ownership team. Due to a combination of factors – time spent in the mail system, the address the notices were mailed to, which has not been updated to reflect the sale of the Subject Properties and therefore mailed to the wrong address, office and work from home arrangements– these notices were not opened and considered until mid-March. This has not provided our team appropriate time to consider and engage with City staff and/or participation in the past Toronto Preservation Board and Planning and Housing Committee meetings where these designations were considered.

In summary, we request that Council not accept or defer consideration of the potential designation until a later time. This will allow the ownership group time to retain a heritage consultant, and to work with Toronto Heritage Planning staff to understand the proposed designations, confirm their relationship to the current condition of the buildings, and evaluate how they relate to our planned investment in the commercial viability of the Subject Properties.

Thank you for your consideration of these important matters. Please provide us with notice of any decisions arising from this meeting, and any further meetings or decisions in respect of this matter.

Yours truly,



Jonathan Segal

Dormer Properties Inc. (who acquired the Property from Gazit Tripllle Canada Limited Partnership in October 2024)