
Dear Registrar,

I am writing to formally object to the inclusion of the property located at [36 Green Valley Road, Toronto, Ontario \(M2P 1A6\)](#) on the City of Toronto's Heritage Register under Part IV, Section 27 of the Ontario Heritage Act.

Grounds for Objection:

1. **Lack of Broader Community Significance**
While the property may exhibit certain Mid-Century Modern architectural features, these are not unique or rare within the city or province. The architectural style, while aesthetically notable, does not rise to the level of cultural heritage value that warrants heritage listing.
2. **Limited Public Visibility and Access**
The property is located on a private residential street with no public access or visibility. As such, its contribution to the public's understanding or appreciation of Toronto's cultural heritage is minimal.
3. **Impact on Property Rights and Future Use**
Inclusion on the Heritage Register imposes significant restrictions on the property owner's ability to renovate, redevelop, or sell the property. These constraints may negatively affect the property's market value and limit its adaptability to future needs.
4. **Questionable Integrity of Original Design**
The property might have undergone alterations that might have changes or compromise the integrity of the original design by Peter Dickinson, reducing its value as a preserved architectural work.
5. **Structural Issues and Poor Condition**
The property currently suffers from structural issues and has not been maintained in good condition. These deficiencies further diminish its architectural integrity and suitability for heritage recognition. Preserving a deteriorating structure may pose safety concerns and impose undue financial burdens on the owner.
6. **Incompatibility with Owner's Future Needs**
The existing building is a single-storey structure, and its current layout and functionality do not align with the owner's future residential needs. The owner intends to demolish the existing structure and construct a new two-storey home that better accommodates modern living requirements. The heritage listing would severely hinder this plan and prevent the property from being used to its full potential.

7. Insufficient Consultation

There appears to have been limited consultation with the property owner and surrounding community prior to the listing. A more transparent and inclusive process would better reflect the interests of all stakeholders.

For these reasons, I respectfully request that the City reconsider the inclusion [of 36 Green Valley Road](#) on the Heritage Register.

Please confirm receipt of this objection and advise on the next steps in the review process. I am available to provide further information or participate in any hearings or discussions as required.

Sincerely,