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File No. 23036

**VIA EMAIL ([clerk@toronto.ca](mailto:clerk@toronto.ca) and  
[councilmeeting@toronto.ca](mailto:councilmeeting@toronto.ca))**

John D. Elvidge  
City Clerk  
Toronto City Hall  
13th floor, West Tower  
100 Queen Street West  
Toronto ON, M5H 2N2

Attention: Sylwia Przewdziecki

**Re: Bloor – Yorkville Cultural Heritage Resource Assessment – Final Report**  
- **69 Bloor Street East, Toronto**  
- **Letter of Objection**  
- **City Council Meeting Scheduled for April 22, 23 and 24, 2026**  
- **Item No. TE31.23**

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We are counsel for Chartered Professional Accountants of Ontario who is the owner (“CPAO”) of the lands municipally known as 69 Bloor Street East in the City of Toronto (the “Site”). CPAO is a not-for-profit organization.

In a report dated February 25, 2026 to the Toronto Preservation Board, City Heritage Planning Staff is recommending that City Council identify 88 properties including, but not limited to, the Site as having potential cultural heritage value or interest, as identified through the Bloor-Yorkville Cultural Heritage Resource Assessment study (the “Study”).

The purpose of this letter is to advise City Council of our client’s strenuous objection to this recommendation for the following reasons:

- (1) There was no consultation with our client with respect to the Study and our client only became aware of the Study and the recommendations in the City staff report just a few days prior to the report’s consideration by the Toronto Preservation Board;
- (2) There is nothing unique or significant about the existing building on the Site which would meet the criteria set out in s. 1(1) of the O. Reg. 9/06. There is no analysis or reasons provided in the Study which provides why the Site should be identified as a having potential cultural heritage value or interest;
- (3) CPAO has owned the Site since 1954 but the existing building has been extensively renovated internally including significant investments in the electrical and mechanical

systems for the building and conducting significant structural repairs. Also, the CPAO has no immediate plans to redevelop the Site and continues to plan to use the building as its corporate offices for the long term. As a result, there is no urgency in having the Site identified as having potential cultural heritage value or interest; and

- (4) If the recommendations of the City staff report for the Site are adopted it will make it more difficult and costly for our client to make further renovations to the existing building which it may require to meet CPAO's needs.

For the reasons outlined above our client opposes the recommendation to have the Site identified as having potential cultural heritage value or interest and thereby potentially included in the Heritage Registry and/or subject to a Cultural Heritage Evaluation Report requirement. We would respectfully request City Council remove the Site from the recommendations from the above noted City Staff report.

Please also keep us on the list for notification of any future meetings, reports and decisions with respect to this matter. Please also send all notifications to CPAO to the following attention and email address:

Attention: General Counsel

Email: [generalcounsel@cpaontario.ca](mailto:generalcounsel@cpaontario.ca)

If you have any questions regarding the above, please do not hesitate to contact me at 416.645.4572 or via email at [jpark@ksllp.ca](mailto:jpark@ksllp.ca).

Yours truly,

**KAGAN SHASTRI DeMELO WINER PARK LLP**



Jason Park  
JIP

cc: Councillor Dianne Saxe  
CPAO  
Philip Evans and Emily Collins, ERA Architects