

July 27, 2026

Matter No. 309673

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

Dear Council:

**Re: City Council Agenda Item No. 2026.PH32.16
Intention to Designate 55 Sudbury Street, City of Toronto**

Aird & Berlis LLP acts for 55 Sudbury Inc., the registered owner of the property municipally known as 55 Sudbury Street (the “**Site**”) in the City of Toronto.

The Planning and Housing Committee is recommending that City Council state its intention to designate the Site under Part IV, Section 29 of the *Ontario Heritage Act* in accordance with the Statement of Significance attached as Attachment 1 to the report prepared by Staff dated June 18, 2026. This follows the recommendation from Heritage Planning staff that was presented to the Toronto Preservation Board (“**TPB**”) at its meeting on July 6, 2026.

As detailed in our correspondence to TPB, our client has been working with Heritage Planning Staff since December 2024 through a series of pre-application consultation meetings in connection with the proposed development of the Site, including a potential conservation strategy. We anticipate that a zoning by-law amendment application for the Site will be filed in the coming months.

As such, we submit that the designation of the Site is premature at this time and, rather, should be considered in the context of the development application and conservation strategy. We wish to emphasize that our client is committed to working with heritage planning staff on the treatment of the heritage attributes at the Site as part of the review and approval process for the zoning by-law amendment application.

Based on the foregoing, we request that Council defer its decision regarding staff’s recommendation to designate at this time. Instead, our client requests that consideration of the proposed designation and Reasons for Designation be addressed through the development review process.

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If you have any questions or require any additional information, please do not hesitate to contact the undersigned.

Yours truly,

AIRD & BERLIS LLP

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Maggie Bassani
Partner

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