

Nemanic Law PC

Land Development Advocacy and Appeals

March 11, 2026

By Email: hertpb@toronto.ca

FROM: Nemanic Law PC
Michael Nemanic
37 Auburn Ave
Toronto, ON M6H 2L6

TO: The City of Toronto
Toronto Preservation Board
100 Queen Street West
17th Flr., East Tower
Toronto, Ontario, M5H 2N2

RE: Correspondence regarding Item 2026.PB41.4 in relation to 105 Scollard St., Toronto, Ontario M5R 1G4 (the “Property”)

I have been retained by Nipeto Inc., the owner of the property, to write this correspondence to express its concerns regarding certain conclusions found in the Bloor – Yorkville Cultural Heritage Resource Assessment (Dated December 10, 2025) (the “**Consultant Report**”).

The Consultant Report identifies the Property as having potential cultural heritage value or interest upon the basis of 1 Criteria being met in accordance with O. Reg. 9/06.

105 SCOLLARD ST		
	1	No
	2	No
	3	No
	4	No
	5	No
	6	No
	7	Yes
	8	No
	9	No
Date of Construction: 1872 Architect:		

The basis of this determination as it relates to the Property is that this area of Yorkville has a particular character that is reminiscent of a “historic fabric”, which the Property contributes to.

I further understand that the Consultant Report concludes that historic fabric to involve the adaptive re-use of “most, if not all,” house-form built forms into commercial establishments, which is entirely incorrect. While commercial uses survive along this segment of Scollard St., they do not predominate, and their continued operations remain under constant threat by residential stakeholders, who oppose the very continuance of most commercial establishments.

This opposition, led in fact by the ABC Resident Association (“**ABC**”), has limited the extent to which Scollard St. can be, and remain, “commercialized.” The historical record includes many well-known deputations, submissions, and objections that ABC has made at the Committee of Adjustment and City Council, and where applicable, the Toronto Local Appeal Body and the Ontario Land Tribunal, where such opposition was pursued to the greatest extent possible.

A wide range of commercial uses were prohibited along Scollard St. through restrictive zoning enacted by City Council, causing the decline of the type of restaurants and cafes which the Consultant Report identifies as being vital to the historical fabric of the area, in response to historical lobbying by ABC itself, as well as other stakeholders. This was an intentional policy choice. This policy choice has continued to the present date through ongoing lobbying. This reality is made clear by the fact that it is *more difficult* to establish a restaurant or café along Scollard St., a mixed use area, than in established neighborhoods, due to antiquated zoning.

It is unclear why a future Heritage Conservation District Study (“**HCD**”) should be explored for this reason, as it relates to the south side of Scollard St., since the conservation of attributes which have limited local acceptance is inconsistent with heritage conservation, and the goals of heritage conservation should be consistent with the applicable land-use planning framework.

It is also unclear why Common Bond Collective omitted these well-known facts from the Consultant Report, despite consultations occurring with ABC. Any consultation should have engaged with the reality that there is limited local acceptance of the principle that Scollard St., broadly, and the Property, specifically, has potential cultural heritage value or interest, as such.

More specifically, and as it relates to the Property, the exterior house-form built form is not extant, therefore, lacking potential cultural heritage value or interest. Specifically, and which was omitted from the “date of construction” indicator for the Property, a substantial renovation completed from 2004 to 2005 added a second storey to the existing building. Comparable interior alterations were also made to the existing building in 1991, effectively, a “gut job.”

For these reasons, Nipeto Inc. respectfully objects to any further evaluation, listing, or designation of the Property, or its surrounding environs, for potential cultural heritage value or interest, since good heritage conservation should reflect the “facts on the ground.”

If you have any questions or comments regarding this correspondence, I can be reached at info@michaelnemaniclaw.com or 613-601-4639.

Sincerely,

Michael Arthur Nemanic

Michael Nemanic
Nemanic Law PC
613-601-4639
info@michaelnemaniclaw.com