

Mitch Bubulj, Chair

North York Community Preservation Panel (NYCPP)

30th June 2026

Members of the Toronto Preservation Board,

c/o Tanya Spinello

Toronto City Hall

100 Queen Street West

Toronto, ON M5H 2N2

Email: hertpb@toronto.ca

Re: PB46.6 – 2 Hedgewood Road - Notice of Intention to Designate a Property under Part IV, Section 29 of the Ontario Heritage Act (Ward 8)

Dear Chair and Members of the Toronto Preservation Board,

I write to you on behalf of the North York Community Preservation Panel (NYCPP), voicing our support for the designating of the 2 Hedgewood Road, also known as the Hamilton house.

The Hamilton Residence, built in 1972 by noted architect Peter W Hamilton, is one of the finest examples of Modernist residential architecture in Toronto and an important landmark within the Bridle Path–Sunnybrook–York Mills community.

The architectural significance of the property has long been recognized. In 1974, the residence received the Canadian Housing Design Council Award. It has also been featured in leading architectural and national publications.

The timing of this designation is also important. Amendments introduced through Bill 23 require municipalities to designate qualifying properties that were listed on the Heritage Register before January 1, 2023, or risk their removal from the Register after January 1, 2027. Designating this property now ensures that a landmark already recognized for nearly three decades continues to receive the protection it clearly merits. A quick walk up and down Hedgewood and surrounding streets shows how much of the original housing stock is being demolished and replaced with a motley collection of large homes unsympathetic to the area's vernacular.

For these reasons, the Panel respectfully urges the Toronto Preservation Board and City Council to support the staff recommendation and proceed with the designation of 2 Hedgewood Road under Part IV of the Ontario Heritage Act.

Sincerely,

Mitch Bubulj