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Our File No.: 261642

Toronto Preservation Board
City of Toronto
100 Queen Street West
Toronto, ON M5H 2N2

Attention: Toronto Preservation Board

Dear Sirs/Mesdames:

**Re: The Toronto Preservation Board Meeting – July 6, 2026
PB46.17 - Authorization to Study Yorkville Village core as a Potential Heritage
Conservation District
148 Cumberland Street, Toronto (the “Property”) – Proposed Exclusion From
Potential Study Area**

We are the solicitors for 148 Cumberland Court Holdings Ltd. (our “**Client**”), the registered owner of the Property. Our Client has been intently following the City of Toronto’s (the “**City**”) consideration of including a portion of the Yorkville Village Core in a potential Heritage Conservation District Study (the “**Proposed HCD Study**”), including attendance at the City’s community consultation meeting on June 1, 2026 and reviewing the recently completed Bloor-Yorkville Cultural Heritage Resource Assessment (the “**CHRA**”).

We write to request that the Property be excluded from the Proposed HCD Study. We note that the CHRA concluded that the Property **does not have** potential heritage cultural value and provide some further context for the requested exclusion of the Property.

The Property

The Property is in the southwestern corner of the CHRA recommended boundary of the Proposed HCD Study area. The Property runs from Cumberland Street to the south to Yorkville Avenue to the north and is improved with a parking structure that is operated by Citipark Inc. (the “**Parking Garage**”). The Parking Garage is unremarkable in its finish and provides a clear point of demarcation with the properties located to the east and north of the Property. As noted above and from the conclusions of the CHRA, the Property does not have potential heritage cultural value.



In addition to the important commercial function of the Property Garage, the Property has significant and important redevelopment potential, given its location, size and configuration.

Study Area for the Proposed HCD Study

Our Client does not oppose the Proposed HCD Study proceeding, generally in accordance with the conclusions of the CHRA, with the exception of the Property being included in the proposed study area. Given the nature of Property, including its use, the Parking Garage improvements, its location, redevelopment potential, and proximity to other properties excluded from the study area, including the properties immediately south of the Property, the Property is not a good candidate for study in relation to the Proposed HCD Study.

There are only two properties to the west or south of the Property that the CHRA has identified as potentially having cultural heritage value, being 156 and 158 Cumberland Street. Our Client respectfully suggests that the potential value of those properties does not create a sufficient basis or rationale for including the Property in the study area.

If the City proceeds with the Proposed HCD Study and includes the Property within its study area, our Client requests that the Proposed HCD Study explicitly consider the merit of different boundaries for a potential heritage conservation district, including boundaries that do not include the Property. Further, and in such a case, our Client requests and expects to have an opportunity to comment and participate in any study that includes the Property, including an opportunity to comment on any draft report that may be considered by City Council.

We request, on behalf of our Client, to be copied on any decision or reports of the City related to the Proposed HCD Study.

Yours truly,

Goodmans LLP

A handwritten signature in blue ink, appearing to read "Rodney Gill".

Rodney Gill
RJG/

cc. Client – tammy.brown@citipark.ca