

July 3, 2026

Toronto Preservation Board
c/o Heritage Preservation Services
Toronto City Hall
100 Queen St. W.
17th floor, East Tower
Toronto ON M5H 2N2

Dear Members:

**Re: Toronto Preservation Board (“TPB”) Agenda Item No. PB46.3
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.

Heritage Planning staff has prepared a report, dated June 15, 2026, to Toronto Preservation Board, recommending that City Council state their intention to designate the property at 55 Sudbury Street pursuant to Part IV, Section 29 of the *Ontario Heritage Act*, R.S.O. 1990, c. O.18.

Since December 2024, our client has been working with heritage planning staff, 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, 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 55 Sudbury Street as part of the review and approval process for the zoning by-law amendment application.

Based on the foregoing, we request that the TPB defer its consideration of 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.

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

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Yours truly,

AIRD & BERLIS LLP

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Maggie Bassani
Partner

MB

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