

July 3, 2026

Our File No.: 172286

Via Email (hertpb@toronto.ca)

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

Attention: Tanya Spinello (Secretariat)

Dear Sirs/Madames::

**Re: Item PB46.6 – 2 Hedgewood Road
Notice of Intention to Designate a Property under Part IV, Section 29 of the Ontario
Heritage Act**

We are solicitors for the owner of the property known municipally in the City of Toronto as 2 Hedgewood Road (the “**Property**”). For the following reasons, and on behalf of the owner, we object to the proposed designation of the Property under Part IV, Section 29 of the *Ontario Heritage Act*.

As background, the Property is located within the Natural Heritage System of the West Don River Valley, on the edge of a steep vegetated slope. The existing house sits almost entirely within the Toronto and Region Conservation Authority (“**TRCA**”) top of bank boundary and is entirely within the TRCA recommended development setback. The existing house is secluded and not clearly visible from the public realm along Hedgewood Road, except from the point at which the street dead-ends at the valley edge.

As you know, any proposed designation of a property is a process that requires appropriate notice under the *Ontario Heritage Act* as a bare minimum form of consultation. In our experience, best practice demands engagement with the landowner and the community that is meaningful and accounts for the perspectives of all public stakeholders that best understand a place and will be most impacted by Council’s potential decision.

Unfortunately, this has not been accomplished for this matter. The owner did not even receive the Notice of Intention to Designate directly – it was brought to their attention by chance, when reviewing the Toronto Preservation Board agenda in connection with another item. Further, the owner of the Property has done more to understand the potential value of the Property through

meaningful engagement with the residents of Hedgewood Road for over a year. Through this consultation, restoration of the natural heritage of the West Don River Valley has emerged as a key concern for residents, while potential built heritage value has never emerged as an interest. Given that the owner did not receive direct notice, it is unlikely that the residents of Hedgewood Road received notice or have been consulted by the City.

As an example of the value of meaningful consultation, we note that the proposed list of heritage attributes includes elements of the Property that have been heavily modified in ways that are inconsistent with the original design intent. As examples, the Property has undergone alterations over time that have removed or significantly altered several of the heritage attributes identified in the proposed designation by-law. Notably, the central courtyard, which originally separated the house and garage at the first storey and reflected the design intent of interior-exterior connection and flow, is no longer present in its original form. The courtyard has been truncated by an interior extension that now connects the house and garage at the west elevation. This alteration also removed the original side entrance at the first storey, which formerly opened onto the courtyard. In addition, the rear of the two “covered verandahs” in the proposed designation by-law is now the roof of the extension. The garage has also been altered through the overcladding of the full-height window openings that formerly extended around the southwest corner onto the south elevation.

We respectfully submit that it is incumbent upon the City to engage meaningfully with owners and local residents on the question of designation before it issues a Notice of Intention to Designate. This was not done and consequently, based on a lack of due process and transparency, we object to the proposed designation of the Property under the *Ontario Heritage Act* on behalf of our client.

Yours truly,

Goodmans LLP



David Bronskill

DJB/il/

cc: Client