

February 18, 2026

Our File No.: 243149

Via Email

Toronto and East York Community Council
100 Queen Street West
Toronto, ON M5H 2N2

Attention: Cathrine Regan, Committee Administrator

Dear Chair Moise and Community Council Members:

**Re: Toronto and East York Community Council Meeting – February 19, 2026
Item TE29.19 – 9 Drumsnab Road – Application for Heritage Alteration Permit**

We are solicitors for Roderick and Monica McInnes (the “**Owners**”), the owners of the property known as 9 Drumsnab Road (the “**Property**”), which is located within the South Rosedale Heritage Conservation District (“**HCD**”) and currently undergoing a significant renovation.

Prior to the issuance of a building permit for the project, Heritage Planning staff reviewed and approved the original plans, which were carefully designed to maintain the heritage attributes of the dwelling, including the introduction of a new second-storey addition over the garage that significantly (and appropriately) modified the appearance of the front façade from the street.

As the project has progressed, it has become clear that the windows on the front façade of the dwelling need to be replaced and that the front entrance needs to be slightly lowered to match the adjusted interior first floor level and to restore its original appearance. Accordingly, the Owners have applied for an alteration permit pursuant to subsection 42(1) of the *Ontario Heritage Act*.

The Owners’ heritage experts have attempted to engage with staff on several occasions over the past three years, in each case encountering significant delay, with emails going unanswered for months and then resulting in further requests from staff for additional information, notwithstanding the extensive reports and supporting documentation that had already been submitted. This process has been extremely frustrating and has caused additional expense and considerable prejudice to the Owners as they have attempted to advance their project toward completion.

The current application is supported by a detailed heritage impact review report prepared by Boldera Architecture Inc. dated November 14, 2025 (the “**Boldera Report**”) which provides the relevant background information, assesses the existing condition of the front-facing windows and

door, describes and reviews the nature and potential impact of the proposed alterations, and outlines the proposed mitigation strategies and overall recommendations and conclusions.

The Boldera Report also includes, as appendices, the architectural drawings and specifications for the proposed alterations, a letter of opinion from Clifford Restoration Limited dated June 20, 2025, and a previous heritage impact assessment in connection with an earlier version of the proposed alterations prepared by ERA Architects Inc. dated September 25, 2023.

The Boldera Report concludes that the proposed alterations reflect a balanced and thoughtful approach to intervention that upholds the values of the South Rosedale HCD Plan, aligns with the Standards and Guidelines for the Conservation of Historic Places in Canada, and responds to the practical needs of the Owners. With appropriate care and craftsmanship, the proposed alterations will enhance the functionality, resilience and ongoing heritage value of the Property. The replacement windows will look identical to the originals and will significantly improve the energy efficiency and carbon footprint of the home, while the modified entranceway will restore the original appearance of the dwelling and the intended proportions of the façade. The proposal is entirely reasonable and appropriate and the requested heritage permit should be granted.

Shockingly, the recommendation report from Heritage Planning staff to the Toronto Preservation Board (“**TPB**”), dated January 20, 2026 (the “**Staff Report**”) makes no mention whatsoever of the Boldera Report or any of the analysis or expert opinions contained therein. Instead, the Staff Report includes just a few short paragraphs of superficial comments which fail to meaningfully engage with the extensive supporting materials submitted by the Owners. It relies on one observation from Clifford Restoration that the windows are not entirely beyond repair without any contextual consideration of the rationale presented in the Boldera Report of why repairing the windows would be inferior and pointless – as it would still entail the replacement of large portions of the existing rotten wood and faulty assembly mechanisms, resulting in windows that are essentially new with a few salvaged components, yet at a significantly greater cost. Moreover, despite acknowledging that the front portico is not part of the original fabric, staff ignore this fact and instead erroneously imply that the altered portico has heritage value.

In any event, the South Rosedale HCD Plan directs that reasonable effort be taken to repair rather than replace significant architectural elements. It does not prohibit the replacement of windows in appropriate circumstances, especially where in-kind replicas would be imperceptible while drastically improving sustainability for decades to come. Moreover, the HCD Plan does not preclude alterations which maintain scale and proportion or which have minimal visual impact when viewed from the street. Staff have provided only unsubstantiated assertions and have not identified any good reason why this permit should not be approved.

The author of the Boldera Report, Eric Rodrigues, appeared at the TPB meeting last week on behalf of the Owners to point out the deficiencies in the Staff Report and to explain the merits of the application. Regrettably, the TPB simply adopted the staff recommendation without discussion.

This application is a modest request for minor alterations that will retain the heritage attributes of the dwelling, consistent with the HCD Plan, while greatly improving its functionality and energy efficiency. It should not require an Ontario Land Tribunal appeal to get resolved.

Accordingly, we respectfully request that TEYCC recommend approval of this heritage alteration permit by City Council so that the Owners can complete their renovation and move into their new home without further delay.

Yours truly,

Goodmans LLP



Ian Andres
IA/rr

cc: Monica McInnes
Eric Rodrigues

1398-0736-4380