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Delivered Via Email (teycc@toronto.ca)

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

Attention: Cathrine Regan, Secretariat

Dear Sirs/Mesdames:

Re: Item TE34.72 – Authorization to Study the Yorkville Village Core as a Potential Heritage Conservation District

We are solicitors for 101 Yorkville Corporation, who is the registered owner of the property known municipally in the City of Toronto as 101 Yorkville Avenue (the “**Lands**”). We are writing to express our client’s concerns in respect of the proposal to study certain lands within the Yorkville area as a potential heritage conservation district.

In particular, and as communicated directly to heritage staff by our client’s heritage consultant, in 2017, City Council approved a development application for the Lands, which considered demolition of the existing building on the Lands and the construction of a new 3-storey and 4-storey building (the “**Approved Development**”). The development application was supported by a Heritage Impact Assessment, prepared by ERA Architects, which supported the demolition of the existing building and construction of the Approved Development. The Heritage Impact Assessment, as well as the accompanying planning materials and staff report, were informed by the Bloor-Yorkville Urban Design Guidelines and concluded that the Approved Development positively contributed to the existing streetscape character. Heritage staff expressed no concerns and were supported of the Approved Development.

Should City Council authorize the above-noted study, the Approved Development should be considered and recognized as part of any such study. The Approved Development, including the associated heritage review and conclusions, must form part of any City study to ensure an appropriate understanding of the planned context for both the Lands and the broader area. This study process should not be used to revisit the Approved Development.

Our client looks forward to continued dialogue with the City as this matter progresses. We would appreciate receiving notice of any decision of City Council regarding this matter.

Yours truly,

Goodmans LLP

A handwritten signature in blue ink, appearing to read "D. Bronskill", is positioned below the "Goodmans LLP" text.

David Bronskill
DJB/il

1417-3048-5025