



## Decision Letter

### Toronto Preservation Board

PB35.4	ACTION	Adopted		Ward:27
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#### **Inclusion on the City of Toronto's Heritage Register - 116, 118, 120 and 122 Shaftesbury Avenue**

##### **Board Decision**

The Toronto Preservation Board recommends to the Toronto and East York Community Council that:

1. City Council include the properties at 116, 118, 120 and 122 Shaftesbury Avenue on the City of Toronto's Heritage Register, in accordance with the Statement of Significance: 116, 118, 120 and 122 Shaftesbury Avenue (Reasons for Inclusion) attached as Attachments 3-6 to the report (June 18,2018) from the Director, Urban Design, City Planning.

##### **Origin**

(June 18, 2018) Report from the Director, Urban Design, City Planning

##### **Summary**

This report recommends that City Council include the properties at 116, 118, 120 and 122 Shaftesbury Avenue on the City of Toronto's Heritage Register.

The subject properties are located in the Summerhill neighbourhood on the north side of Shaftesbury Avenue, across the CP Rail tracks from North Toronto Station, and contain four two-storey row houses that were completed between 1889 and 1892.

At its meeting of January 24, 2018, the Committee of Adjustment deferred consideration of an application seeking variances to permit alterations and additions to the property at 116 Shaftesbury Avenue pending a report from Heritage Preservation Services regarding the site's potential heritage value. As this property anchors the west end of a group of four row houses constructed in the late 19th century, City staff researched and evaluated the entire row.

Following research and evaluation, it has been determined that the properties at 116, 118, 120 and 122 Shaftesbury Avenue meet Ontario Regulation 9/06, the criteria prescribed for municipal designation under Part IV, Section 29 of the Ontario Heritage Act, which the City of Toronto also applies when evaluating properties for its Heritage Register.

Official Plan Policy 3.1.5.14 directs that potential and existing properties of cultural heritage value or interest, including cultural heritage landscapes and Heritage Conservation Districts, will be identified and included in area planning studies and plans with recommendations for further study, evaluation and conservation.

Properties on the Heritage Register will be conserved and maintained in accordance with the Official Plan Heritage Policies.

## **Background Information**

(June 18, 2018) Report and Attachments 1-7 from the Director, Urban Design, City Planning - Inclusion on the City of Toronto's Heritage Register - 116, 118, 120 and 122 Shaftesbury Avenue

<http://www.toronto.ca/legdocs/mmis/2018/pb/bgrd/backgroundfile-117321.pdf>

(June 8, 2018) Report from Director, Urban Design, City Planning - Inclusion on the City of Toronto's Heritage Register - 116, 118, 120 and 122 Shaftesbury Avenue - Notice of Pending Report

<http://www.toronto.ca/legdocs/mmis/2018/pb/bgrd/backgroundfile-116329.pdf>

## **Communications**

(June 20, 2018) E-mail from George Theo (PB.Supp.PB35.4.1)

## **Speakers**

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