



# Decision Letter

## Toronto Preservation Board

<b>Meeting No.</b>	19	<b>Contact</b>	Ellen Devlin, Committee Administrator
<b>Meeting Date</b>	Monday, November 30, 2020	<b>Phone</b>	416-392-7033
<b>Start Time</b>	9:30 AM	<b>E-mail</b>	teycc@toronto.ca
<b>Location</b>	Video Conference	<b>Chair</b>	Ms. Sandra Shaul

PB19.7	ACTION	Adopted		Ward: 4
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### Inclusion on the City of Toronto's Heritage Register - Dundas Street West and Roncesvalles Avenue Properties

#### Board Decision

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

1. City Council include the following 162 properties on the City of Toronto's Heritage Register:

5 Roncesvalles Avenue  
 7 Roncesvalles Avenue  
 9 Roncesvalles Avenue  
 59 Roncesvalles Avenue  
 65 Roncesvalles Avenue  
 69 Roncesvalles Avenue  
 77 Roncesvalles Avenue  
 79 Roncesvalles Avenue  
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227 Roncesvalles Avenue  
229 Roncesvalles Avenue  
231 Roncesvalles Avenue  
150 Fermanagh Avenue  
273 Roncesvalles Avenue  
277 Roncesvalles Avenue  
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431 Roncesvalles Avenue  
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475 Roncesvalles Avenue  
477 Roncesvalles Avenue  
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394 Roncesvalles Avenue  
396 Roncesvalles Avenue  
402 Roncesvalles Avenue  
404 Roncesvalles Avenue  
406 Roncesvalles Avenue  
408 Roncesvalles Avenue  
410 Roncesvalles Avenue  
412 Roncesvalles Avenue  
414 Roncesvalles Avenue  
9 Hewitt Avenue

476 Roncesvalles Avenue  
478 Roncesvalles Avenue  
480 Roncesvalles Avenue  
482 Roncesvalles Avenue  
484 Roncesvalles Avenue  
2088 Dundas Street West  
2090 Dundas Street West  
2092 Dundas Street West  
2094 Dundas Street West  
2100 Dundas Street West  
2102 Dundas Street West  
2160 Dundas Street West  
2168 Dundas Street West  
2170 Dundas Street West  
2172 Dundas Street West  
2174 Dundas Street West  
2176 Dundas Street West  
2182 Dundas Street West  
2184 Dundas Street West  
2186 Dundas Street West  
2210 Dundas Street West  
2214 Dundas Street West  
2218 Dundas Street West  
2222 Dundas Street West  
2224 Dundas Street West  
1997 Dundas Street West  
1999 Dundas Street West  
2001 Dundas Street West  
2003 Dundas Street West  
2005 Dundas Street West  
2007 Dundas Street West  
2009 Dundas Street West  
2013 Dundas Street West  
2015 Dundas Street West  
2017 Dundas Street West  
2063 Dundas Street West  
2067 Dundas Street West

## **Summary**

This report recommends that City Council include 162 properties with cultural heritage value on the City of Toronto's Heritage Register. These properties were identified through the Dundas Street West and Roncesvalles Avenue Built Form Study, completed and adopted by City Council in 2018, and which was subsequently appealed and subject to settlement at the Local Planning Appeal Tribunal. All of these properties meet Ontario Regulation 9/06, the provincial criteria prescribed for municipal designation, which the City also applies when assessing properties for its Heritage Register.

Roncesvalles Avenue and Dundas Street West are two significant commercial main streets in the west end of Toronto which have historically and continue to serve the surrounding community with a vibrant and varied mix of uses. Roncesvalles Avenue developed in the late

19th and early 20th centuries as transportation infrastructure drew residents to the adjacent neighbourhoods, while Dundas Street West's development can be traced back to its initial purpose as a major arterial road heading westward out of the city and connecting to other communities along the north shore of Lake Ontario. The area's historic context reflects waves of development and settlement, and supports a lively and dynamic streetscape composed of commercial main street buildings, adaptively reused houses, apartment buildings, and institutions.

The listing of non-designated properties with cultural heritage value on the Heritage Register will extend interim protection from demolition, should a development or demolition application be submitted. Heritage Impact Assessments (HIA) are required for development applications that affect listed and designated properties. Listing provides an opportunity for City Council to determine whether the property warrants conservation through designation under the Ontario Heritage Act.

### **Background Information**

(November 9, 2020) Report and Attachments 1-2 from the Senior Manager, Heritage Planning, Urban Design, City Planning - Inclusion on the City of Toronto's Heritage Register - Dundas Street West and Roncesvalles Avenue Properties

<http://www.toronto.ca/legdocs/mmis/2020/pb/bgrd/backgroundfile-158544.pdf>

### **Communications**

(November 22, 2020) E-mail from Andrew Musial (PB.Supp.PB19.7.1)

(November 27, 2020) E-mail from Samantha Tator (PB.Supp.PB19.7.2)

(November 30, 2020) E-mail from John No (PB.Supp.PB19.7.3)

(November 30, 2020) Letter from Matthew Zambri (PB.Supp.PB19.7.4)

<http://www.toronto.ca/legdocs/mmis/2020/pb/comm/communicationfile-124425.pdf>

(November 30, 2020) E-mail from Tallie Garey (PB.Supp.PB19.7.5)