

## Toronto Preservation Board

<b>Meeting No.</b>	29	<b>Contact</b>	Ellen Devlin, Committee Administrator
<b>Meeting Date</b>	Friday, December 3, 2021	<b>Phone</b>	416-392-7033
<b>Start Time</b>	9:30 AM	<b>E-mail</b>	hertpb@toronto.ca
<b>Location</b>	Video Conference	<b>Chair</b>	Sandra Shaul

<b>PB29.6</b>	<b>ACTION</b>	Adopted		Ward: 5
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### **64 King Street - Proposed Amendment to Designation By-law Under Part IV, Section 30.1 of the Ontario Heritage Act**

#### **Board Decision**

The Toronto Preservation Board recommends that:

1. City Council state its intention to propose an amendment to City of Toronto By-Law 2970-78, designating the property at 64 King Street under Part IV, Section 29 of the Ontario Heritage Act, to update and revise the Statement of Significance: 64 King Street (Reasons for Designation) attached as Attachment 3 to the report (November 10, 2021) from the Senior Manager, Heritage Planning, Urban Design, City Planning.
2. City Council provide notice of the proposed amendment to By-Law 2970-78 to the owner of the designated property in accordance with sections 30.1(3) and 30.1(4) of the Ontario Heritage Act.
3. If there are no objections to the amendment of the by-law in accordance with the Ontario Heritage Act, City Council authorize the City Solicitor to introduce the necessary bill in Council to amend By-Law 2970-78.

#### **Origin**

(November 10, 2021) Report from the Senior Manager, Heritage Planning, Urban Design, City Planning

#### **Summary**

At its meeting on December 3, 2021, the Toronto Preservation Board considered Item [PB29.6](#) and made recommendations to City Council.

**Summary from the report (November 10, 2021) from the Senior Manager, Heritage Planning, Urban Design, City Planning:**

This report recommends that City Council state its intention to amend the former Borough of York By-Law 2970-78, and in so doing, update the Statement of Significance designating the property at 64 King Street under Part IV of the Ontario Heritage Act, to reflect the 2021 amendments to the Act and Ontario Regulation 9/06 of the Act, the provincial criteria prescribed for municipal designation.

The property was designated in 1978 by the Council of the former Borough of York. The Reasons for Designation does not include a statement of the cultural heritage value or a description of heritage attributes of the property. On October 1, 2021, City Council directed the Chief Planner and Executive Director, City Planning to review the statement of significance for the Tyrrell House at 64 King Street, and to report on the recommendations to amend the designation By-law 2970-78 to update the cultural heritage values and attributes in accordance with the 2021 amendments to the Act, for City Council consideration by December 15, 2021.

The property at 64 King Street is located at the northeast corner of Rosemount Avenue and King Street. Known as the "Tyrrell House," it contains the original main dwelling fronting King Street and the original two-storey rear wing fronting Rosemount Avenue. The property was designed by and built for William Tyrrell, a successful politician in York Township and the Village of Weston and an architect, carpenter, and builder, as his grand estate in 1859. The subject property is amongst one of the first and largest properties constructed in the historic Village of Weston east of the railway tracks. The Tyrrell family continued to own the property until c.1920.

Staff have completed the Research and Evaluation Report for the property at 64 King Street and determined that the property meets Ontario Regulation 9/06, the criteria prescribed for municipal designation under Part IV, Section 29 of the Ontario Heritage Act under design and physical, historical and associative, and contextual value. As such, the property is a significant built heritage resource. The property at 64 King Street is considered a local landmark as it contributes to a sense of place within the Weston neighbourhood and is valued by the local community as a significant part of the area's history and present-day context.

A Consent Application was submitted by the owner on May 5, 2021 to obtain consent to sever the designated property into two residential lots. Two Minor Variance applications were also submitted on May 5, 2021 to maintain the existing historic detached dwelling and to construct a new detached dwelling with an attached garage. The Committee of Adjustment Etobicoke York has scheduled a public hearing on November 16, 2021.

A Heritage Impact Assessment (HIA) is required for all development applications that affect listed and designated properties and will be considered when determining how a heritage property is to be conserved. Designation also enables City Council to review proposed

alterations or demolitions to the property and enforce heritage property standards and maintenance.

### **Background Information**

(November 10, 2021) Report and Attachments 1-3 from the Senior Manager, Heritage Planning, Urban Design, City Planning - 64 King Street - Proposed Amendment to Designation By-law Under Part IV, Section 30.1 of the Ontario Heritage Act  
(<http://www.toronto.ca/legdocs/mmis/2021/pb/bgrd/backgroundfile-173426.pdf>)