

Toronto Preservation Board

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

PB29.5	ACTION	Adopted		Ward: 13
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147 Church Street - Notice of Intention to Designate a Property under Part IV, Section 29 of the Ontario Heritage Act

Board Decision

The Toronto Preservation Board recommends that:

1. City Council state its intention to designate the property at 147 Church Street (including entrance addresses at 149 Church Street, 18 Dalhousie Street, and 20 Dalhousie Street) under Part IV, Section 29 of the Ontario Heritage Act in accordance with the Statement of Significance: 147 Church 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. If there are no objections to the designation, City Council authorize the City Solicitor to introduce the Bill in Council designating the property under Part IV, Section 29 of the Ontario Heritage Act.

Decision Advice and Other Information

Julia Smith, Planner, Heritage Preservation, Urban Design, City Planning gave a presentation on 147 Church Street - Notice of Intention to Designate a Property under Part IV, Section 29 of the Ontario Heritage Act.

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 [PB29.5](#) 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 designate the property at 147 Church Street (including entrance addresses at 149 Church Street, 18 Dalhousie Street, and 20 Dalhousie Street) for its design, associative, and contextual values under Part IV, Section 29 of the Ontario Heritage Act.

Constructed circa 1910 for prominent Toronto businessman and contractor Joseph Wright, the property at 147 Church Street spans the shallow block between Church and Dalhousie Streets, and includes a primary elevation on the east side of Church Street and a secondary elevation on the west side of Dalhousie Street. The property is a representative example of the Edwardian Classicism architectural style that was popular for commercial buildings in the early 20th century. The property retains its original scale, form, and massing as a 3-storey flat-roofed building, and its Edwardian Classicism style is reflected in its simple, balanced design and restrained classical detailing.

On June 8, 2018, an Official Plan and Zoning By-law Amendment application was made for a site at 139-149 Church Street. The original development scheme did not propose the conservation of any portion of the building at 147 Church Street. As a result of continued discussions with the owner in an attempt to resolve outstanding issues, the revised development scheme, at the time of writing this report, involves demolition of the building at 147 Church Street, and panelization and reconstruction of its principal (west) elevation.

In June 2019, the More Homes, More Choice Act, 2019 (Bill 108) received Royal Assent. Schedule 11 of this Act included amendments to the Ontario Heritage Act (OHA). The Bill 108 Amendments to the OHA came into force on July 1, 2021, which included a shift in Part IV designations related to certain Planning Act applications. Section 29(1.2) of the OHA now restricts City Council's ability to give notice of its intention to designate a property under the OHA to within 90 days after the City Clerk gives notice of a complete application.

The application currently under review was deemed complete prior to the new legislation coming into force on July 1, 2021.

Designation will enable 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 - 147 Church Street - Notice of Intention to Designate a Property under Part IV, Section 29 of the Ontario Heritage Act
(<http://www.toronto.ca/legdocs/mmis/2021/pb/bgrd/backgroundfile-173427.pdf>)

(December 2, 2021) Staff Presentation -147 Church Street - Notice of Intention to Designate a Property under Part IV, Section 29 of the Ontario Heritage Act
(<http://www.toronto.ca/legdocs/mmis/2021/pb/bgrd/backgroundfile-173996.pdf>)

Communications

(December 3, 2021) Letter from Adam Wynne (PB.New)