



Decision Letter

Toronto Preservation Board

Meeting No.	27	Contact	Ellen Devlin, Committee Administrator
Meeting Date	Wednesday, October 6, 2021	Phone	416-392-7033
Start Time	9:30 AM	E-mail	hertpb@toronto.ca
Location	Video Conference	Chair	Sandra Shaul

PB27.1	ACTION	Adopted		Ward: 10
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164 Bathurst 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 164 Bathurst Street (including an active entrance at 621 Richmond Street West) under Part IV, Section 29 of the Ontario Heritage Act in accordance with the Statement of Significance: 164 Bathurst Street (Reasons for Designation) attached as Attachment 3 to the report (September 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

Tatum Taylor, Planner, Heritage Preservation, Urban Design, City Planning gave a presentation on 164 Bathurst Street - Notice of Intention to Designate a Property under Part IV, Section 29 of the Ontario Heritage Act.

Origin

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

Summary

This report recommends that City Council state its intention to designate the property at 164 Bathurst Street (including an active entrance at 621 Richmond Street West) under Part IV, Section 29 of the Ontario Heritage Act.

The property at 164 Bathurst Street comprises a two/two-and-a-half-storey brick building at the southwest corner of Bathurst Street and Richmond Street West, with its primary entry on Bathurst Street. Dating to c.1875, the property reflects the earliest period of development along this portion of Bathurst Street. It is a representative example of a mixed-use commercial building from the late nineteenth century. The building retains original features that suggest the influence of the Italianate style, such as brick quoins and pronounced wood brackets beneath the eaves.

Heritage Planning staff have determined that the property at 164 Bathurst Street meets Ontario Regulation 9/06 – the criteria prescribed for municipal designation under Part IV, Section 29 of the Ontario Heritage Act – for its design/physical and contextual values.

An Official Plan and Zoning By-law Amendment application has been made for the property, which proposes to retain and incorporate the building at 164 Bathurst Street into a new development.

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 City Clerk issued a complete application notice on August 12, 2021. The property owner provided a waiver to extend the 90-day timeline established under Bill 108 to December 31, 2021.

Designation enables City Council to review proposed alterations or demolitions to the property and enforce heritage property standards and maintenance.

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.

Background Information

(September 10, 2021) Report and Attachments 1-3 from the Senior Manager, Heritage Planning, Urban Design, City Planning

<http://www.toronto.ca/legdocs/mmis/2021/pb/bgrd/backgroundfile-171036.pdf>

(October 4, 2021) Staff Presentation - 164 Bathurst 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-171639.pdf>