



# Decision Letter

## Toronto Preservation Board

<b>Meeting No.</b>	27	<b>Contact</b>	Ellen Devlin, Committee Administrator
<b>Meeting Date</b>	Wednesday, October 6, 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>PB27.2</b>	<b>ACTION</b>	Adopted		Ward: 10
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### 250 University Avenue - 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 250 University Avenue under Part IV, Section 29 of the Ontario Heritage Act in accordance with the Statement of Significance: 250 University Avenue (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.

#### Origin

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

#### Summary

This report recommends that City Council state its intention to designate the property at 250 University Avenue under Part IV, Section 29 of the Ontario Heritage Act for its cultural heritage value for its design, associative and contextual values.

Located on the southwest corner of Queen Street West and University Avenue, the property at 250 University Avenue contains the Bank of Canada Building, also known as the Toronto Agency, constructed in 1958 and designed by the architectural firm of Marani & Morris.

Following research and evaluation undertaken according to Ontario Regulation 9/06, the provincial criteria prescribed for municipal designation, it has been determined that the property at 250 University Avenue merits designation under Part IV, Section 29 of the Ontario Heritage Act for its design, associative and contextual values.

The property is listed on the City of Toronto's Heritage Register and designated under Part V of the Act as part of the Queen West Heritage Conservation District. Designation under Part IV of

the Act will enable the protection of cultural heritage value and heritage attributes, including interior features.

An Official Plan and Zoning By-Law Amendment application was submitted to the City to permit a 44-storey residential mixed-use building. A revised proposal was submitted on August 27, 2021 that involves a 37 storey mixed-use building and retention of 250 University Avenue, including the office lobby, while introducing a TTC Osgoode subway entrance at the northeast corner of the building.

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.

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**

(September 10, 2021) Report and Attachments 1-3 from the Senior Manager, Heritage Planning Urban Design, City Planning - 250 University Avenue - 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-171018.pdf>)