



Decision Letter

Toronto Preservation Board

Meeting No.	20	Contact	Ellen Devlin, Committee Administrator
Meeting Date	Friday, January 29, 2021	Phone	416-392-7033
Start Time	9:30 AM	E-mail	teycc@toronto.ca
Location	Video Conference	Chair	Sandra Shaul

PB20.4	ACTION	Adopted		Ward: 12
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Inclusion on the City of Toronto's Heritage Register- 103 Heath Street West

Board Decision

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

1. City Council include the property at 103 Heath Street West on the City of Toronto's Heritage Register in accordance with the Listing Statement (Reasons for Inclusion), attached as Attachment 3 to the report (January 8, 2021) from the Senior Manager, Heritage Planning, Urban Design, City Planning.

Origin

(January 8, 2021) Report from the Senior Manager, Heritage Planning, Urban Design, City Planning

Summary

This report recommends that City Council include the property at 103 Heath Street West on the City of Toronto's Heritage Register for its cultural heritage value.

The subject property is situated on the south side of Heath Street West, between Yonge Street and Avenue Road. It contains a two and a half storey late Victorian-era red brick house constructed in c.1892-1893. The building is amongst the earliest houses built on this section of the south side of Heath Street West in the late 19th century, representing the earliest period in the historical evolution of the street and the Deer Park Neighbourhood. The James Hobbs House (c.1892-1893) is among the few surviving houses developed as part of Registered Plan 365 in the early 1880s-1890s.

Following further research and evaluation, it has been determined that the property at 103 Heath Street West meets Ontario Regulation 9/06, the criteria prescribed for municipal designation under Part IV Section 29 of the Ontario Heritage Act, which the City of Toronto also applies when evaluating properties for its Heritage Register.

Properties on the Heritage Register will be conserved and maintained in accordance with the Official Plan Heritage Policies.

A Site Plan Control application (No. 20 152778 STE 12 SA) was submitted on June 5, 2020 which includes two parcels located at 103 and 101 Heath Street West and is currently under review. A minor variance application is anticipated but not yet submitted. The Site Plan Control application proposes a 3-storey apartment building.

Background Information

(January 8, 2021) Report and Attachments 1-3 from the Senior Manager, Heritage Planning, Urban Design, City Planning - Inclusion on the City of Toronto's Heritage Register- 103 Heath Street West

<http://www.toronto.ca/legdocs/mmis/2021/pb/bgrd/backgroundfile-160006.pdf>

(January 28, 2021) Presentation on Inclusion on the City of Toronto's Heritage Register- 103 Heath Street West

Communications

(January 21, 2021) E-mail from Neil Guthrie (PB.Supp)

(January 27, 2021) E-mail from Chris Keating, Chair, Heritage Committee, Deer Park Residents Group (PB.Supp)