

## Toronto Preservation Board

<b>Meeting No.</b>	35	<b>Contact</b>	Ellen Devlin, Committee Administrator
<b>Meeting Date</b>	Tuesday, June 14, 2022	<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

PB35.14	ACTION	Adopted		Ward: 13
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### **47-59, 63-65 Huntley Street; 16-18 Linden Street; 1-3, 7-11 Selby 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 47 Huntley Street (including the entrance address at 2 Linden Street) under Part IV, Section 29 of the Ontario Heritage Act in accordance with the Statement of Significance: 47 Huntley Street (2 Linden Street) (Reasons for Designation) attached as Attachment 3 to the report (June 1, 2022) from the Senior Manager, Heritage Planning, Urban Design, City Planning.
2. City Council state its intention to designate the property at 49 Huntley Street under Part IV, Section 29 of the Ontario Heritage Act in accordance with the Statement of Significance: 49-59 Huntley Street (Reasons for Designation) attached as Attachment 4 to the report (June 1, 2022) from the Senior Manager, Heritage Planning, Urban Design, City Planning.
3. City Council state its intention to designate the property at 51 Huntley Street under Part IV, Section 29 of the Ontario Heritage Act in accordance with the Statement of Significance: 49-59 Huntley Street (Reasons for Designation) attached as Attachment 4 to the report (June 1, 2022) from the Senior Manager, Heritage Planning, Urban Design, City Planning.
4. City Council state its intention to designate the property at 53 Huntley Street under Part IV, Section 29 of the Ontario Heritage Act in accordance with the Statement of Significance: 49-59 Huntley Street (Reasons for Designation) attached as Attachment 4 to the report (June 1, 2022)

from the Senior Manager, Heritage Planning, Urban Design, City Planning.

5. City Council state its intention to designate the property at 55 Huntley Street under Part IV, Section 29 of the Ontario Heritage Act in accordance with the Statement of Significance: 49-59 Huntley Street (Reasons for Designation) attached as Attachment 4 to the report (June 1, 2022) from the Senior Manager, Heritage Planning, Urban Design, City Planning.

6. City Council state its intention to designate the property at 57 Huntley Street under Part IV, Section 29 of the Ontario Heritage Act in accordance with the Statement of Significance: 49-59 Huntley Street (Reasons for Designation) attached as Attachment 4 to the report (June 1, 2022) from the Senior Manager, Heritage Planning, Urban Design, City Planning.

7. City Council state its intention to designate the property at 59 Huntley Street under Part IV, Section 29 of the Ontario Heritage Act in accordance with the Statement of Significance: 49-59 Huntley Street (Reasons for Designation) attached as Attachment 4 to the report (June 1, 2022) from the Senior Manager, Heritage Planning, Urban Design, City Planning.

8. City Council state its intention to designate the property at 63 Huntley Street under Part IV, Section 29 of the Ontario Heritage Act in accordance with the Statement of Significance: 63-65 Huntley Street (1A-1B Selby Street) (Reasons for Designation) attached as Attachment 5 to the report (June 1, 2022) from the Senior Manager, Heritage Planning, Urban Design, City Planning.

9. City Council state its intention to designate the property at 65 Huntley Street under Part IV, Section 29 of the Ontario Heritage Act in accordance with the Statement of Significance: 63-65 Huntley Street (1A-1B Selby Street) (Reasons for Designation) attached as Attachment 5 to the report (June 1, 2022) from the Senior Manager, Heritage Planning, Urban Design, City Planning.

10. City Council state its intention to designate the property at 16 Linden Street under Part IV, Section 29 of the Ontario Heritage Act in accordance with the Statement of Significance: 16-18 Linden Street (Reasons for Designation) attached as Attachment 6 to the report (June 1, 2022) from the Senior Manager, Heritage Planning, Urban Design, City Planning.

11. City Council state its intention to designate the property at 18 Linden Street under Part IV, Section 29 of the Ontario Heritage Act in accordance with the Statement of Significance: 16-18 Linden Street (Reasons for Designation) attached as Attachment 6 to the report (June 1, 2022) from the Senior Manager, Heritage Planning, Urban Design, City Planning.

12. City Council state its intention to designate the property at 1 Selby Street under Part IV, Section 29 of the Ontario Heritage Act in accordance with the Statement of Significance: 1-3 Selby Street (Reasons for Designation) attached as Attachment 7 to the report (June 1, 2022) from the Senior Manager, Heritage Planning, Urban Design, City Planning.

13. City Council state its intention to designate the property at 3 Selby Street under Part IV, Section 29 of the Ontario Heritage Act in accordance with the Statement of Significance: 1-3

Selby Street (Reasons for Designation) attached as Attachment 7 to the report (June 1, 2022) from the Senior Manager, Heritage Planning, Urban Design, City Planning.

14. City Council state its intention to designate the property at 7 Selby Street under Part IV, Section 29 of the Ontario Heritage Act in accordance with the Statement of Significance: 7-11 Selby Street (Reasons for Designation) attached as Attachment 8 to the report (June 1, 2022) from the Senior Manager, Heritage Planning, Urban Design, City Planning.

15. City Council state its intention to designate the property at 9 Selby Street under Part IV, Section 29 of the Ontario Heritage Act in accordance with the Statement of Significance: 7-11 Selby Street (Reasons for Designation) attached as Attachment 8 to the report (June 1, 2022) from the Senior Manager, Heritage Planning, Urban Design, City Planning.

16. City Council state its intention to designate the property at 11 Selby Street under Part IV, Section 29 of the Ontario Heritage Act in accordance with the Statement of Significance: 7-11 Selby Street (Reasons for Designation) attached as Attachment 8 to the report (June 1, 2022) from the Senior Manager, Heritage Planning, Urban Design, City Planning.

17. If there are no objections to the designation, City Council authorize the City Solicitor to introduce the Bill in Council designating these properties under Part IV, Section 29 of the Ontario Heritage Act.

### **Decision Advice and Other Information**

Adrian Gamble, Planner, Heritage Preservation, Urban Design, City Planning and Liz McFarland, Planner, Heritage Preservation, Urban Design, City Planning gave a presentation on 47-59, 63-65 Huntley Street; 16-18 Linden Street; 1-3, 7-11 Selby Street - Notice of Intention to Designate a Property under Part IV, Section 29 of the Ontario Heritage Act.

### **Origin**

(June 1, 2022) Report from the Senior Manager, Heritage Planning, Urban Design, City Planning

### **Summary**

At its meeting on June 14, 2022, the Toronto Preservation Board considered Item [PB35.14](#) and made recommendations to City Council.

Summary from the report (June 1, 2022) from the Senior Manager, Heritage Planning, Urban Design, City Planning:

This report recommends that City Council state its intention to designate the properties at 47-59, 63-65 Huntley Street; 16-18 Linden Street; and 1-3, 7-11 Selby Street under Part IV, Section 29 of the Ontario Heritage Act for their cultural heritage value.

The subject properties comprise part of a broad collection of surviving representative examples, in various Victorian-era architectural styles, of the earliest period of land development on this city block in the Upper Jarvis neighbourhood, which continues to define and maintain

remaining portions of late-nineteenth century streetscapes today, including the adjacent heritage properties at 582 Sherbourne Street (1882), 592 Sherbourne Street (1882) and 15 Selby Street (1888).

Staff have completed a Research and Evaluation Report for the properties at 47-59, 63-65 Huntley Street; 16-18 Linden Street; and 1-3, 7-11 Selby Street and determined that sixteen properties meet Ontario Regulation 9/06, the criteria prescribed for municipal designation under Part IV, Section 29 of the Ontario Heritage Act under design/physical, associative/historical, and contextual value. As such, the properties are all significant built heritage resources.

On 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. The Bill 108 Amendments to the Ontario Heritage Act 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 Ontario Heritage Act now restricts City Council's ability to give notice of its intention to designate a property under the Act to within 90 days after the City Clerk gives notice of a complete application.

Official Plan Amendment, Plan of Subdivision and Zoning By-law Amendment (21 227527 STE 13 OZ) applications were submitted to the City on October 19, 2021 and a Rental Housing Demolition (21238874 STE 13 RH) was submitted to the City on November 17, 2021 for the subject lands to permit the construction of a new mixed use development which would include 48-storey and 59-storey mixed-use buildings, together containing 1,297 dwelling units, and a 3-storey institutional building planned for a childcare facility. The proposal involves partial retention and alteration of buildings located at 51-59 and 63-65 Huntley Street; 8 and 16-18 Linden Street; and 1-3 and 7-11 Selby Street. A Heritage Impact Assessment (HIA) completed by ERA Architects Inc. and dated October 14, 2021 was submitted to support the application. None of the properties are on the Heritage Register.

The City Clerk issued a complete application notice for the planning applications on February 4, 2022. The property owners agreed to extend the 90 day period under the Act until June 30, 2022. This Notice of Intention to Designate report must be considered by City Council before the end of the June 30, 2022 extension period.

Designation under the Ontario Heritage Act enables City Council to review proposed alterations for the properties, enforce heritage property standards and maintenance, and refuse demolition.

## **Background Information**

(June 1, 2022) Report and Attachments 1-8 from the Senior Manager, Heritage Planning, Urban Design, City Planning - 47-59, 63-65 Huntley Street; 16-18 Linden Street; 1-3, 7-11 Selby Street - Notice of Intention to Designate a Property under Part IV, Section 29 of the Ontario Heritage Act

(<https://www.toronto.ca/legdocs/mmis/2022/pb/bgrd/backgroundfile-227065.pdf>)

(June 10, 2022) Staff Presentation - 47-59, 63-65 Huntley Street; 16-18 Linden Street; 1-3, 7-

11 Selby Street - Notice of Intention to Designate a Property under Part IV, Section 29 of the Ontario Heritage Act  
(<https://www.toronto.ca/legdocs/mmis/2022/pb/bgrd/backgroundfile-227101.pdf>)