



Decision Letter

Toronto Preservation Board

Meeting No.	37	Contact	Ellen Devlin, Committee Administrator
Meeting Date	Monday, August 8, 2022	Phone	416-392-7033
Start Time	9:30 AM	E-mail	hertpb@toronto.ca
Location	Video Conference	Chair	Sandra Shaul

PB37.1	ACTION	Adopted		Ward: 9
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1117 Queen Street West - 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 1117 Queen Street West under Part IV, Section 29 of the Ontario Heritage Act in accordance with the Statement of Significance; 1117 Queen Street West (Reasons for Designation) attached as Attachment 3, to the report (July 14, 2022) 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

Megan Albinger, Planner, Heritage Preservation, Urban Design, City Planning gave a presentation on 1117 Queen Street West - Notice of Intention to Designate a Property under Part IV, Section 29 of the Ontario Heritage Act.

Origin

(July 14, 2022) Report from the Senior Manager, Heritage Planning, Urban Design, City Planning

Summary

At its meeting on August 8, 2022, the Toronto Preservation Board considered Item [PB37.1](#) and made recommendations to City Council.

Summary from the report (July 14, 2022) from the Senior Manager, Heritage Planning, Urban Design, City Planning:

This report recommends that City Council state its intention to designate the property at 1117 Queen Street West under Part IV, Section 29 of the Ontario Heritage Act.

The property is located on the south side of Queen Street West between Lisgar Street and Abell Street in the West Queen West neighbourhood, and contains Postal Station 'C', a two-storey building completed in 1903. The Beaux-Arts building was designed by the architecture branch of the federal Department of Public Works, with S.G. Curry acting as the local associate architect.

The property was listed on the City of Toronto's Inventory of Heritage Properties (now the Heritage Register) on June 20, 1973, and is a landmark property within the proposed West Queen West Heritage Conservation District.

The property functioned as a post office for more than a century until Canada Post ceased operations at the site in 2020. The property was listed for sale on the private market and sold in late 2021.

The sale of the federally-owned building prompted many local community members to voice their concern for its survival. In July 2021, City Council adopted a member motion to request a halt to the proposed sale, and directed the City Manager to request that Canada Post work with the Chief Planner and Executive Director, City Planning, the General Manager, Economic Development and Culture, the Director and Chief Executive Officer, Toronto Arts Council, and members of the local community to examine and take measures to retain the building in public ownership for the purpose of establishing a cultural and arts hub for the neighbouring community and the City at large.

Staff have completed the Research and Evaluation Report for the property at 1117 Queen Street West and determined that the property meets Ontario Regulation 9/06, the criteria prescribed for municipal designation under Part IV, Section 29 of the Ontario Heritage Act under design and physical, historical and associative, and contextual values. As such, the property is a significant built heritage resource.

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. 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.

The designation of this property is not subject to Section 29(1.2), as there are no open planning applications for the site.

A Heritage Impact Assessment 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

(July 14, 2022) Report from the Senior Manager, Heritage Planning, Urban Design, City Planning on 1117 Queen Street West - 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/bqrd/backgroundfile-229045.pdf>)

(August 5, 2022) Staff Presentation - 1117 Queen Street West - Notice of Intention to Designate under Part IV, Section 29 of the Ontario Heritage Act

(<https://www.toronto.ca/legdocs/mmis/2022/pb/bqrd/backgroundfile-229162.pdf>)

Communications

(August 3, 2022) E-mail from David Ashley (PB.Supp)

(August 3, 2022) Letter from Linda Conetta (PB.Supp)

(August 3, 2022) E-mail from Adrian Poon (PB.Supp)

(August 3, 2022) E-mail from Susan Hammond (PB.Supp)

(August 3, 2022) E-mail from Halysha Maloni (PB.Supp)

(August 3, 2022) E-mail from Julia Huys (PB.Supp)

(August 3, 2022) E-mail from Deana Sdao (PB.Supp)

(August 3, 2022) E-mail from Dayna Gorecki (PB.Supp)

(August 3, 2022) E-mail from Judi Charlton and Gordon Wilson (PB.Supp)

(August 3, 2022) E-mail from Ursula Krubnik (PB.Supp)

(August 3, 2022) E-mail from Roberta McNaughton (PB.Supp)

(August 3, 2022) E-mail from Helen Dewar (PB.Supp)

(August 3, 2022) E-mail from Rachel Moore (PB.Supp)

(August 3, 2022) E-mail from Natasha Helwig (PB.Supp)

(August 3, 2022) E-mail from Nascha Freire (PB.Supp)

(August 3, 2022) E-mail from Brad Paffe (PB.Supp)

(August 3, 2022) Letter from Devin Glowinski (PB.Supp)

(August 3, 2022) E-mail from Jonathan Benitez (PB.Supp)

(August 3, 2022) E-mail from Aarti Mathur (PB.Supp)

(August 4, 2022) E-mail from Seb MacDonald (PB.Supp)

(August 3, 2022) E-mail from Gene Threndyle (PB.Supp)

(August 3, 2022) E-mail from Sally McConnell (PB.Supp)

(August 4, 2022) E-mail from Renna Reddie (PB.Supp)

(August 4, 2022) E-mail from Sonal Pala (PB.Supp)

(August 4, 2022) E-mail from Kyra Savolainen (PB.Supp)

(August 4, 2022) Letter from Helen Melbourne (PB.Supp)

(August 4, 2022) E-mail from Erella Ganon (PB.Supp)

(August 4, 2022) Letter from Kfir Gluzberg (PB.Supp)

(August 4, 2022) Letter from Kit Wallace (PB.Supp)
(August 4, 2022) Letter from Christina Conlon, Community Minister, Davenport Perth Community Ministry (PB.Supp)
(<https://www.toronto.ca/legdocs/mmis/2022/pb/comm/communicationfile-155963.pdf>)
(August 4, 2022) Letter from Ric Amis on behalf of West Side Community Council (PB.Supp)
(<https://www.toronto.ca/legdocs/mmis/2022/pb/comm/communicationfile-155964.pdf>)
(August 4, 2022) E-mail from Gurbeen Bhasin (PB.Supp)
(August 4, 2022) E-mail from Michelle Gay (PB.Supp)
(August 4, 2022) Letter from Marit Stiles, Member of Provincial Parliament for Davenport (PB.Supp)
(<https://www.toronto.ca/legdocs/mmis/2022/pb/comm/communicationfile-155968.pdf>)
(August 4, 2022) Letter from Vera Frenkel (PB.Supp)
(August 4, 2022) E-mail from Kristen Pickett (PB.Supp)
(August 5, 2022) Letter from Michael Foderick, on behalf of McCarthy Tétrault LLP (PB.Supp)
(<https://www.toronto.ca/legdocs/mmis/2022/pb/comm/communicationfile-155987.pdf>)
(August 5, 2022) E-mail from Randy Kerr, Beaconsfield Village Residents Association (PB.Supp)
(August 5, 2022) E-mail from Janel Tranmer (PB.Supp)
(August 5, 2022) E-mail from Jag K Bhathal (PB.Supp)
(August 5, 2022) E-mail from Adam Wynne (PB.Supp)

Speakers

Devin Glowinski (Submission Filed)
Helen Melbourne (Submission Filed)
Errella Ganon (Submission Filed)
Kfir Gluzberg, Architect, Kilogram Studio (Submission Filed)
Adam Wynne