



Toronto Preservation Board

Meeting No. 38	Contact Ellen Devlin, Committee Administrator
Meeting Date Tuesday, September 20, 2022	Phone 416-392-7033
Start Time 9:30 AM	E-mail hertpb@toronto.ca
Location Video Conference	Chair Sandra Shaul

PB38.10	ACTION	Adopted		Ward: 4
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1 Weatherell 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 1 Weatherell Street under Part IV, Section 29 of the Ontario Heritage Act in accordance with the Statement of Significance; 1 Weatherell Street (Reasons for Designation) attached as Attachment 3 to the report (September 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

Liz McFarland, Planner, Heritage Preservation, Urban Design, City Planning gave a presentation on 1 Weatherell Street - Notice of Intention to Designate a Property under Part IV, Section 29 of the Ontario Heritage Act.

Origin

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

Summary

At its meeting on September 20, 2022, the Toronto Preservation Board considered Item [PB38.10](#) and made recommendations to City Council.

Summary from the report (September 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 1 Weatherell Street under Part IV, Section 29 of the Ontario Heritage Act for its cultural heritage value.

Anchoring the southwest corner of Weatherell Street and Armadale Avenue within the Bloor West Village neighbourhood, the property at 1 Weatherell contains a one-storey house-form building completed in 1923. Designed by the prolific Toronto-born architect Henry Simpson, the Craftsman-style dwelling served as Simpson's private home in the final years of his life.

On April 20, 2022 the owner of the subject property submitted an application to the Committee of Adjustment for variances to allow for the construction of a new three-storey single family home. At its hearing of July 17, 2022, the Committee of Adjustment conditionally approved the application. The existing Henry Simpson house will be demolished as part of the application.

Heritage Planning staff wrote to the Committee of the Adjustment requesting that the application be deferred at its meeting of July 17, 2022 to allow staff to expedite the research and evaluate of the property for cultural heritage value. Despite not being granted the deferral request, staff completed the Research and Evaluation Report for the property at 1 Weatherell Street 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 all three categories of design, associative and contextual value. As such, the property is a significant built heritage resource.

The Province and the City's planning policies seek the conservation of cultural heritage resources. Designation supports conservation of the property as it will require the owner to obtain permission from City Council under the Ontario Heritage Act prior to altering or demolishing the property.

Background Information

(September 14, 2022) Report and Attachments 1-3 from the Senior Manager, Heritage Planning, Urban Design, City Planning

(<https://www.toronto.ca/legdocs/mmis/2022/pb/bgrd/backgroundfile-229545.pdf>)

(September 20, 2022) Staff Presentation - 1 Weatherell 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-229546.pdf>)