

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

PB38.9	ACTION	Adopted		Ward: 10
--------	--------	---------	--	----------

18 Portland 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 18 Portland Street under Part IV, Section 29 of the Ontario Heritage Act in accordance with the Statement of Significance; 18 Portland 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

Adrian Gamble, Planner, Heritage Preservation, Urban Design, City Planning gave a presentation on 18 Portland 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 [PB38.9](#)

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 18 Portland Street under Part IV, Section 29 of the Ontario Heritage Act for its cultural heritage value.

Located on the southwest corner of Niagara Street and Portland Street in the King-Spadina neighbourhood, the former Portland Street Toronto Hydro-Electric System Substation, or Portland Substation, was once owned and operated by Toronto Hydro-Electric Systems Ltd. - a precursor to Toronto Hydro.

The Portland Substation, completed in 1925 as a two-storey, factory/warehouse type structure, was designed by the public utility's in-house architect Albert E. Salisbury (1887-1955) and is part of a collection of more than twenty such substations by the architect built across the city between 1921 and 1950. The Portland Substation, like others by Salisbury, was designed in the Beaux-Arts tradition with Edwardian Classical influences. Identified by a prominent metal entablature and sign band upon its principal (east) elevation which reads, "TORONTO HYDRO-ELECTRIC SYSTEM," the former substation is further defined by its symmetrical façade, red-brick exterior, factory type windows, and a flat roof with parapets capped with terracotta coping. In close proximity to other early twentieth-century factory/warehouse type buildings, including several listed and Part IV designated properties, the Portland Substation is an important part of the industrial history of the King-Spadina neighbourhood.

Staff have completed the Research and Evaluation Report for the property at 18 Portland 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 the following criteria: design/physical, historical/associative, and contextual value. 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 for development submitted under the Planning Act.

The property municipally known as 18 Portland Street and 1-9 Niagara Street is currently subject to a Zoning By-law Amendment application (21 232793 STE 10 OZ) and an application to amend the City's Official Plan (22 151499 STE 10) under the Planning Act to allow for the construction of a new 23-storey mixed-use building. The proposal includes the retention and integration of the principal (east) façade and portions of the north and south facades of the former Portland Substation at 18 Portland Street into the development. The rezoning

application is currently under appeal to the Ontario Land Tribunal. The City Clerk issued a complete application notice for the official plan amendment application on July 29, 2022. Should Council decide to designate the properties under Section 29 of the Ontario Heritage Act the Clerk must give notice of its intention in accordance with the Ontario Heritage Act by October 27, 2022, 90 days from the issuance of the complete application notice.

A Heritage Impact Assessment (HIA) for 18 Portland Street was submitted to the City as a component of the development application. It has been reviewed as part of the Staff evaluation of this property, and will be further considered when determining how the heritage property is to be conserved. Designation enables City Council to review proposed alterations or demolitions to the property and enforce heritage property standards and maintenance.

Background Information

(September 14, 2022) Report and Attachments 1-3 from the Senior Manager, Heritage Planning, Urban Design, City Planning - 18 Portland 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-229518.pdf>

(September 20, 2022) Staff Presentation - 18 Portland 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-229519.pdf>