



Decision Letter

Toronto Preservation Board

Meeting No. 35

Meeting Date Tuesday, June 14, 2022

Start Time 9:30 AM

Location Video Conference

Contact Ellen Devlin, Committee Administrator

Phone 416-392-7033

E-mail hertpb@toronto.ca

Chair Sandra Shaul

PB35.2	ACTION	Without Recs		Ward: 5
--------	--------	--------------	--	---------

Alteration to Heritage Properties and Authority to Enter into a Heritage Easement Agreement - 1974-1978 Weston Road, 1984-1986 Weston Road and 3-5 Little Avenue

Board Decision

The Toronto Preservation Board submits the item to the Etobicoke York Community Council without recommendation.

Decision Advice and Other Information

Anne Fisher, Program Manager, Heritage Preservation, Urban Design, City Planning gave a presentation on Alteration to Heritage Properties and Authority to Enter into a Heritage Easement Agreement - 1974-1978 Weston Road, 1984-1986 Weston Road and 3-5 Little Avenue.

Origin

(May 24, 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 [PB35.2](#) and forwarded the Item without recommendation.

Summary from the report (May 24, 2022) from the Senior Manager, Heritage Planning, Urban Design, City Planning:

This report recommends that City Council approve the proposed alterations for the heritage

properties at 1974-1978 Weston Road, 1984-1986 Weston Road and 3-5 Little Avenue, under Section 42 of the Ontario Heritage Act, in connection with the proposed redevelopment of the site. This report also recommends that City Council grant authority to enter into a Heritage Easement Agreement for these properties.

The subject site is located on the south side of Weston Road with frontage also on Little Avenue. The site is irregularly shaped and is comprised of the consolidation of nine properties. The west portion of the development site (1974-1978, 1980, 1984-1986 Weston Road, 1, 3 and 5 Little Avenue) is located within the Weston Phase 1 Heritage Conservation District (HCD), designated under Part V of the Heritage Conservation Act.

This application proposes to amend the Official Plan, the former City of York Zoning By-law No. 1-83 and City-Wide Zoning By-law No. 569-2013 to permit a mixed-use development including two tall buildings with heights of 35 and 29-storeys that are connected by a 8-storey podium that has a 2-3 storey base element. The proposed 8-storey podium would incorporate three of the identified heritage structures (1974-1978 Weston Road, 1984-1986 Weston Road and 3 Little Avenue) on the site, retaining the properties within the base of the podium. The buildings at 1980 Weston Road and 5 Little Avenue (which are also in the Weston Phase 1 HCD) are proposed to be demolished.

Background Information

(May 24, 2022) Revised Report and Attachments 1-3 from the Senior Manager, Heritage Planning, Urban Design, City Planning - Alteration to Heritage Properties and Authority to Enter into a Heritage Easement Agreement - 1974-1978 Weston Road, 1984-1986 Weston Road and 3-5 Little Avenue

(<https://www.toronto.ca/legdocs/mmis/2022/pb/bgrd/backgroundfile-226779.pdf>)

(May 24, 2022) Report and Attachments 1-3 from the Senior Manager, Heritage Planning, Urban Design, City Planning - Alteration to Heritage Properties and Authority to Enter into a Heritage Easement Agreement - 1974-1978 Weston Road, 1984-1986 Weston Road and 3-5 Little Avenue

(<https://www.toronto.ca/legdocs/mmis/2022/pb/bgrd/backgroundfile-226576.pdf>)

(June 10, 2022) Staff Presentation - Alteration to Heritage Properties and Authority to Enter into a Heritage Easement Agreement - 1974-1978 Weston Road, 1984-1986 Weston Road and 3-5 Little Avenue

(<https://www.toronto.ca/legdocs/mmis/2022/pb/bgrd/backgroundfile-227087.pdf>)

Communications

(June 13, 2022) Submission from Adam Brown (PB.Supp)

(<https://www.toronto.ca/legdocs/mmis/2022/pb/comm/communicationfile-152169.pdf>)

Speakers

Adam Brown