

Toronto Preservation Board

Meeting No. 33
Meeting Date Tuesday, April 5, 2022
Start Time 9:30 AM
Location Video Conference

Contact Ellen Devlin, Committee Administrator
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Chair Sandra Shaul

PB33.1	ACTION	Adopted		Ward: 12
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50 Merton 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 50 Merton Street under Part IV, Section 29 of the Ontario Heritage Act, in accordance with the Statement of Significance: 50 Merton Street, (Reasons for Designation) attached as Attachment 3 to the report (March 20, 2022) from the Senior Manager, Heritage Planning, Urban Design, City Planning.
2. If there are no objections to the designations, City Council authorize the City Solicitor to introduce the bills in Council designating the property under Part IV, Section 29 of the Ontario Heritage Act.

Decision Advice and Other Information

Marybeth McTeague, Planner, Heritage Preservation, Urban Design, City Planning gave a presentation on 50 Merton Street - Notice of Intention to Designate a Property under Part IV, Section 29 of the Ontario Heritage Act.

Origin

(March 20, 2022) Report from the Senior Manager, Heritage Planning, Urban Design, City Planning

Summary

At its meeting on April 5, 2022, the Toronto Preservation Board considered Item [PB33.1](#) and made recommendations to City Council.

Summary from the report (March 20, 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 50 Merton Street under Part IV, Section 29 of the Ontario Heritage Act.

The Girl Guides of Canada Headquarters at 50 Merton Street was the first permanent and purpose-built national headquarters for the organization since its founding in Canada in 1910. It is a three-storey complex completed in 1962 to the design of Carmen Corneil, project architect for William J. McBain & Associates and extended in 1970-72 by the partnership of Elin and Carmen Corneil. The complex has been recognized as a significant and innovative work of Post-War Modern architecture and particularly represents the globally influential leadership of the Finnish architect Alvar Aalto. It has also been lauded on its own terms for its innovation which was based in a meaningful interpretation of site and program and fulfilled in exceptionally fine details and selection of materials.

The Historic Sites and Monuments Board has recognized the national significance of the Girl Guides of Canada through its designation of the Girl Guide Movement in Canada a National Historic Event in 2011 and installed a plaque at 50 Merton Street.

Girl Guides Movement which was founded in 1909 in England and established in Canada in 1910 with the creation of several local branches including Toronto. The citation on the plaque at the property notes the importance of the Girl Guides as both a Canadian and international organization which emphasizes the "outdoors, character-building, and self-reliance... the organisation has provided Canadian girls and women with strong inspiration role models in order to nurture responsible, service-oriented citizens and community leaders.

The property at 50 Merton Street was identified as having potential cultural heritage value in Official Plan Amendment 405. Following research and evaluation under Ontario Regulation 9/06, the provincial criteria prescribed for municipal designation, staff have determined that the property at 50 Merton Street merits designation under Part IV Section 29 of the Ontario Heritage Act for its design, associative and contextual value.

A Zoning By-law Amendment application has been submitted to permit the redevelopment of the properties at 50 and 64 Merton Street with a 39-storey mixed-use building having a non-residential gross floor area of 2,342.0 square metres and a residential gross floor area of 29,326.0 square metres. A total of 443 residential dwelling units are proposed. In the original proposal the existing buildings on the site were to be demolished. Since that first submission, the applicant and their consultants have met with City Planning staff and toured the property to discuss the cultural heritage value of the Girl Guides Headquarters to further inform this report and an application resubmission.

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 City Clerk issued a complete application notice on December 17, 2021. The applicant has provided a waiver extending the 90-day timeline. This Notice of Intention to Designate report must be considered by City Council before May 31, 2022.

Designation enables the conservation of the property and allows City Council to review proposed alterations, enforce heritage property standards and maintenance, and refuse demolition.

Background Information

(March 20, 2022) Report and Attachments 1-3 from the Senior Manager, Heritage Planning, Urban Design, City Planning - 50 Merton 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-223045.pdf>)

(April 1, 2022) Staff Presentation - 50 Merton 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-223835.pdf>)

Communications

(April 4, 2022) Letter from Sharon Mourer, Chair, Heritage Committee, South Eglinton Davisville Residents' Association (SEDRA) (PB.Supp)

(<https://www.toronto.ca/legdocs/mmis/2022/pb/comm/communicationfile-148026.pdf>)

(April 5, 2022) E-mail from Anthony Belcher (PB.Supp)