



## Toronto Preservation Board

<b>Meeting No.</b>	29	<b>Contact</b>	Ellen Devlin, Committee Administrator
<b>Meeting Date</b>	Friday, December 3, 2021	<b>Phone</b>	416-392-7033
<b>Start Time</b>	9:30 AM	<b>E-mail</b>	hertpb@toronto.ca
<b>Location</b>	Video Conference	<b>Chair</b>	Sandra Shaul

PB29.7	ACTION	Adopted		Ward: 9
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**Inclusion on the City of Toronto's Heritage Register - Bloor Street Study Cultural Heritage Resource Assessment: St. Helen's Avenue to Perth Avenue Properties**

**Board Decision**

The Toronto Preservation Board recommends to the Toronto and East York Community Council that:

1. City Council include the following 11 properties on the City of Toronto's Heritage Register in accordance with the Historic Context and Listing Statement (Reasons for Inclusion) attached as Attachment 3 to the report (November 10, 2021) from the Senior Manager, Heritage Planning, Urban Design, City Planning:

- 284 St. Helen's Avenue
- 213 Sterling Road
- 270 Sterling Road
- 272 Sterling Road
- 274 Sterling Road
- 276 Sterling Road
- 1411 Bloor Street West
- 1419 Bloor Street West
- 1421 Bloor Street West
- 1422 Bloor Street West
- 1424 Bloor Street West
- 1426 Bloor Street West

2. City Council include the property located at 1411 Bloor Street West on the City of Toronto's Heritage Register in accordance with the Listing Statement (Reasons for Inclusion) attached as Attachment 4 to the report (November 10, 2021) from the Senior Manager, Heritage Planning, Urban Design, City Planning.

### **Origin**

(November 10, 2021) Report from the Senior Manager, Heritage Planning, Urban Design, City Planning

### **Summary**

At its meeting on December 3, 2021, the Toronto Preservation Board considered Item [PB29.7](#) and made recommendations to City Council.

### **Summary from the report (November 10, 2021) from the Senior Manager, Heritage Planning, Urban Design, City Planning:**

This report recommends that City Council include 12 properties with cultural heritage value on the City of Toronto's Heritage Register. The properties are good examples of the Warehouse/Factory, Main Street Commercial Row, and House-Form/Terrace typologies that support the historic context of the Bloor Street (St. Helen's Avenue to Perth Avenue) study area. All of the recommended properties meet Ontario Regulation 9/06, the provincial criteria prescribed for municipal designation, which the City also applies when assessing properties for its Heritage Register.

The properties were identified through the Bloor Street Study Cultural Heritage Resource Assessment (CHRA): St. Helen's Avenue to Perth Avenue, and are located on Sterling Road, Bloor Street West, and St. Helen's Avenue. This report also presents the methodology and results of the Bloor Street Study CHRA including community consultation.

The 12 properties being recommended for inclusion on the Heritage Register are as follows:

- 284 St. Helen's Avenue
- 213 Sterling Road
- 270 Sterling Road
- 272 Sterling Road
- 274 Sterling Road
- 276 Sterling Road
- 1411 Bloor Street West
- 1419 Bloor Street West
- 1421 Bloor Street West
- 1422 Bloor Street West
- 1424 Bloor Street West
- 1426 Bloor Street West

The 12 properties that are recommended for inclusion on the Heritage Register in this report reflect the earliest residential development in the area, the commercial properties on Bloor

Street that served nearby neighbourhoods and the industries lining the railway corridors that anchored the economy of the area for much of the twentieth-century and all are considered significant heritage resources.

The listing of non-designated properties with cultural heritage value on the Heritage Register extends interim protection from demolition and provides an opportunity for City Council to determine whether the property warrants conservation through designation under the Ontario Heritage Act should a development or demolition application be submitted. Heritage Impact Assessments (HIA) are required for development applications that affect listed properties.

### **Background Information**

(November 10, 2021) Report and Attachments 1-4 from the Senior Manager, Heritage Planning, Urban Design, City Planning - Inclusion on the City of Toronto's Heritage Register - Bloor Street Study Cultural Heritage Resource Assessment: St. Helen's Avenue to Perth Avenue Properties

<http://www.toronto.ca/legdocs/mmis/2021/pb/bqrd/backgroundfile-173466.pdf>

(December 2, 2021) Staff Presentation - Inclusion on the City of Toronto's Heritage Register - Bloor Street Study Cultural Heritage Resource Assessment: St. Helen's Avenue to Perth Avenue Properties

### **Communications**

(May 31, 2021) E-mail from Ben Losman (PB.Supp)

(May 27, 2021) E-mail from Ninotchka Sequeira (PB.Supp)

(May 25, 2021) E-mail from Teresa Morrow (PB.Supp)

(May 24, 2021) E-mail from Julie Ford (PB.Supp)

(May 23, 2021) E-mail from Kaya Tache-Green (PB.Supp)

(May 21, 2021) E-mail from Matt Pinnell (PB.Supp)

(May 21, 2021) E-mail from Krysten Palsler (PB.Supp)

(May 21, 2021) E-mail from Rupert Ong (PB.Supp)

(May 21, 2021) E-mail from Gillian Kotras (PB.Supp)

(May 21, 2021) E-mail from Siobhan Ozege (PB.Supp)

(May 21, 2021) E-mail from Sonia Borkar (PB.Supp)

(May 21, 2021) E-mail from Cristina Costa (PB.Supp)