

Toronto Preservation Board

Meeting No.	1	Contact	Ellen Devlin, Committee Administrator
Meeting Date	Monday, December 5, 2022	Phone	416-392-7033
Start Time	9:30 AM	E-mail	hertpb@toronto.ca
Location	Video Conference		

PB1.3	ACTION	Adopted		Ward: 13
-------	--------	---------	--	----------

94 Isabella Street - Notice of Intention to Designate a Property under Part IV, Section 29 of the Ontario Heritage Act

Board Recommendations

The Toronto Preservation Board recommends that:

1. City Council state its intention to designate the property at 94 Isabella Street under Part IV, Section 29 of the Ontario Heritage Act in accordance with the Statement of Significance: 94 Isabella Street (Reasons for Designation) attached as Attachment 3 to the report (November 16, 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 properties under Part IV, Section 29 of the Ontario Heritage Act.

Decision Advice and Other Information

Tatum Taylor, Planner, Heritage Preservation, Urban Design, City Planning gave a presentation on 94 Isabella Street - Notice of Intention to Designate a Property under Part IV, Section 29 of the Ontario Heritage Act

Origin

(November 16, 2022) Report from the Senior Manager, Heritage Planning, Urban Design, City Planning

Summary

This report recommends that City Council state its intention to designate the property at 94 Isabella Street under Part IV, Section 29 of the Ontario Heritage Act for its cultural heritage value.

The property at 94 Isabella Street comprises a two-and-a-half-storey house-form building located on the north side of Isabella Street, west of Jarvis Street. Designed by Edmund Burke of the prominent architecture firm Langley & Burke, the house was constructed in c.1885 for Helen E. McMaster. The Queen Anne Revival-style residence later served as a private hospital, a rooming house, and a home for Jesuit priests. City Council included the subject property on the City of Toronto's Heritage Register in 1981.

Staff have completed the Research and Evaluation Report for the property at 94 Isabella 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, on the basis of its design/physical, historical/associative, and contextual values. As such, the property is a significant built heritage resource.

In May 2022, the City received Rezoning and Site Plan Approval applications for a proposed 69-storey mixed-use building having a gross floor area of 52,797 square metres and 837 dwelling units. The proposed development would incorporate the designated heritage property at 90-92 Isabella Street and the subject property at 94 Isabella Street into the base of the new development.

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 for the Official Plan and Zoning By-law Amendment on May 26, 2022. The property owner provided a waiver with a deadline of December 31, 2022 to extend the 90-day timeline so that this Notice of Intention to Designate report must be considered by City Council before that date.

A Heritage Impact Assessment (HIA) is required for all development applications that affect listed and designated properties and will be considered when determining how a heritage property is to be conserved. An HIA for the proposed development at 90a-94 Isabella Street was prepared by GBCA and submitted in May 2022.

Designation also enables City Council to review proposed alterations or demolitions to the property and enforce heritage property standards and maintenance.

Background Information

(November 16, 2022) Report and Attachments 1-3 from the Senior Manager, Heritage Planning, Urban Design, City Planning - 94 Isabella Street - Notice of Intention to Designate a Property under Part IV, Section 29 of the Ontario Heritage Act

<https://www.toronto.ca/legdocs/mmis/2023/pb/bgrd/backgroundfile-230108.pdf>

(December 2, 2022) Staff Presentation - 94 Isabella Street - Notice of Intention to Designate a Property under Part IV, Section 29 of the Ontario Heritage Act

<https://www.toronto.ca/legdocs/mmis/2023/pb/bgrd/backgroundfile-230284.pdf>

Communications

(December 2, 2022) Letter from Adam J. Brown, Sherman Brown LLP (PB.Supp)

<https://www.toronto.ca/legdocs/mmis/2023/pb/comm/communicationfile-156600.pdf>

(December 5, 2022) Letter from Adam G. Wynne (PB.Supp)

Speakers

Adam Wynne