

Toronto Preservation Board

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| Meeting No. | 8 | Contact | Matthew Green, Committee Administrator |
| Meeting Date | Thursday, July 13, 2023 | Phone | 416-392-4666 |
| Start Time | 9:30 AM | E-mail | hertpb@toronto.ca |
| Location | Video Conference | Chair | Sandra Shaul |

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| PB8.4 | ACTION | Adopted | | Ward: 13 |
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137 Bond 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 137 Bond Street under Part IV, Section 29 of the Ontario Heritage Act in accordance with the Statement of Significance; 137 Bond Street (Reasons for Designation) attached as Attachment 3, to the report (July 5, 2023) 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.

Origin

(July 5, 2023) Report from the Senior Manager, Heritage Planning, Urban Design, City Planning

Summary

At its meeting on July 13, 2023 the Toronto Preservation Board considered Item [PB8.4](#) and made recommendations to City Council.

Summary from the report (July 5, 2023) from the Senior Manager, Heritage Planning, Urban Design, City Planning:

This report recommends that City Council state its intention to designate the property at 137 Bond Street under Part IV, Section 29 of the Ontario Heritage Act for its cultural heritage value.

Constructed in 1855, the property at 137 Bond Street anchors the southeast corner of Bond Street and Gould Street within the Toronto Metropolitan University (TMU) campus. The property is representative of one of the early periods of development of the McGill estate, otherwise known as Plan 22A. The property, fondly known as O'Keefe House (OKH) by Toronto Metropolitan University students, was initially the residence of William Mathers, a lawyer, and Agnes Mathers, his wife. Named for its association with a subsequent occupant, the prominent brewer Eugene O'Keefe, founding partner and president of the O'Keefe Brewing Company, one of the most successful breweries in Ontario. O'Keefe purchased the property in 1879 and lived there until his death in 1913. He oversaw a series of additions that adapted the building from its original Georgian design into a representative example of the Queen Anne Revival architectural style, which was popular in Toronto in the late-19th century.

Successfully adapted into a multi-unit student residence in 1964, O'Keefe House along with Oakham House (1848) located at 35 Gould Street, were two of the primary student residences until the construction of Pitman Hall in 1991. Over the years, this collection of low-rise pre-Confederation era buildings along Gould Street developed into the heart of the TMU campus, and "O'Keefe House" provided a valuable residential centre where students could build a community and fully participate in campus life.

The subject property at 137 Bond Street was included on the City of Toronto Inventory of Heritage Properties (now known as the Heritage Register) on March 5th, 1984.

In December 2022, the City received a Site Plan Approval application related to a proposed redevelopment of the subject property to be used as a Student Wellness Centre for the Toronto Metropolitan University with an eight-storey rear addition to the existing three-storey historic building that would involve retention of portions of the structure in situ. The proposed interior space includes multiple floors of examination rooms and office spaces anchored by a central spiral stair and a ground floor lobby waiting area (22 237820 STE 13 SA).

In February 2023, the City received a Zoning Review application and a Minor Variance application in April 2023, both related to the same proposed redevelopment as described above (22 242103 STE 13 OZ and 23 131626 STE 13 MV).

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 Heritage Impact Assessment for 137 Bond Street prepared by EVOQ Architecture and dated April 11, 2023, was submitted to the City to support the application.

On November 28, 2022, the More Homes Built Faster Act, 2022 (Bill 23) received Royal Assent. Schedule 6 of the More Homes Built Faster Act which amended the Ontario Heritage

Act and came into effect on January 1, 2023. A property may be designated under Part IV, Section 29 of the Ontario Heritage Act, if it meets two or more of the nine criteria.

Staff have completed the Research and Evaluation Report for the property at 137 Bond 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 design and physical, historical and associative, and contextual values. As such, the property is a significant built heritage resource.

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

Background Information

(June 23, 2023) Report and Attachments 1 - 3 from the Senior Manager, Heritage Planning, Urban Design, City Planning on 137 Bond 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-238074.pdf>)