



Toronto Preservation Board

Meeting No. 12
Meeting Date Thursday, December 7, 2023
Start Time 9:30 AM
Location Video Conference
Contact Matthew Green, Committee Administrator
Phone 416-392-4666
E-mail hertpb@toronto.ca
Chair Sandra Shaul

PB12.1	ACTION	Adopted		Ward: 11
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66 Charles Street East - 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 66 Charles Street East under Part IV, Section 29 of the Ontario Heritage Act in accordance with the Statement of Significance; 66 Charles Street East (Reasons for Designation) attached as Attachment 3 to the report (November 16, 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.

Decision Advice and Other Information

Patrick Brown, Planner, Urban Design, Heritage Planning, City Planning gave a presentation on 66 Charles Street East - Notice of Intention to Designate a Property under Part IV, Section 29 of the Ontario Heritage Act.

Origin

(November 16, 2023) Report from the Senior Manager, Heritage Planning, Urban Design, City Planning

Summary

At its meeting on December 6, 2023 the Toronto Preservation Board considered Item [PB12.1](#) and made recommendations to City Council.

Summary from the report (November 16, 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 66 Charles Street East under Part IV, Section 29 of the Ontario Heritage Act for its cultural heritage value.

The property at 66 Charles Street East is located on the north side of Charles Street East to the west of Church Street. Constructed in 1872 and remodeled in the Second Empire style by builder and property developer Arthur Coleman in 1886, the property bears a strong resemblance to the adjacent properties at 62-64 Charles Street East which were constructed by Arthur Coleman and Thomas Smith in 1884. Together with the neighbouring Part IV Designated properties at 62-64 Charles Street East, 628 Church Street, and 634-636 Church Street, the property at 66 Charles Street East forms part of a group of late nineteenth and early twentieth century residential structures that anchor the northwest corner of Church Street and Charles Street East.

Between 1904 and 1910, the property was the home of noted cartoonist, journalist, poet, and lecturer John Wilson Bengough. Declared a National Historic Person by the Government of Canada in 1938, a commemorative plaque was installed at the property in 1983 by Parks Canada. The property continued to function as a residence until 1974 when it was purchased by lawyer Gerald Sternberg and converted to offices by 1980.

Staff have completed the Research and Evaluation Report for the property at 66 Charles Street East 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 the criteria for Design / Physical, Historical / Associative, and Contextual value. As such, the property is a significant built heritage resource.

A Committee of Adjustment application for a Minor Variance to convert the existing two-and-one-half-storey detached residential building at 66 Charles Street East into an 11-storey apartment building was submitted on September 6, 2023. The project will retain the main section of the existing residential structure and construct a nine-storey rear addition above and behind the rear third of the main structure. The first storey of the existing structure will be converted into an entrance lobby, while the second and third storeys will be converted into residential suites

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. A Heritage Impact Assessment prepared by Philip Goldsmith dated November 3, 2023 was submitted as part of the Committee of Adjustment application.

City staff recommend that to ensure the conservation conditions of a Site Plan that it be done through designation of the property under Part IV of the Ontario Heritage Act.

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.

As of January 1, 2023, should a property be subject to an Official Plan Amendment, Zoning By-law Amendment and / or Draft Plan of Subdivision Application that would trigger a Prescribed Event, the property must be listed in the heritage register prior to the Prescribed Event occurring to designate a property. This requirement does not apply to a Prescribed Event that has occurred prior to 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. 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, 2023) Report and Attachments 1 - 3 from the Senior Manager, Heritage Planning, Urban Design, City Planning on 66 Charles Street East - 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-241098.pdf>

Staff Presentation on 66 Charles Street East - 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-241333.pdf>

Speakers

Philip Goldsmith, Philip Goldsmith Architect

Motions

Motion to Adopt Item moved by Barbara McPhail (Carried)