



## Decision Letter

### Toronto Preservation Board

<b>Meeting No.</b>	4	<b>Contact</b>	Ellen Devlin, Committee Administrator
<b>Meeting Date</b>	Thursday, March 23, 2023	<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

<b>PB4.10</b>	<b>ACTION</b>	Adopted		Ward: 11, 13
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#### **5, 7, 9, 11, 13 Charles Street West; 11, 13 Irwin Avenue; 10 Isabella Street, 145 St. Luke Lane and 750 and 756 Yonge Street - Inclusion of 11 Properties on the Heritage Register**

#### **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 Listing Statement (Reasons for Inclusion) attached as Attachments 1 through 6 to the report, March 2, 2023 from the Senior Manager, Heritage Planning, Urban Design, City Planning.

- 5 Charles Street West
- 7 Charles Street West (including 7A Charles Street West)
- 9 Charles Street West (including 9A Charles Street West)
- 11 Charles Street West
- 13 Charles Street West
- 11 Irwin Avenue
- 13 Irwin Avenue
- 10 Isabella Street (including 12 Isabella Street)
- 145 St Luke Lane
- 750 Yonge Street
- 756 Yonge Street

#### **Decision Advice and Other Information**

Megan Albinger, Planner, Heritage Preservation, Urban Design, City Planning gave a presentation on 5, 7, 9, 11, 13 Charles Street West; 11, 13 Irwin Avenue; 10 Isabella Street, 145 St. Luke Lane and 750 and 756 Yonge Street - Inclusion of 11 Properties on the Heritage Register.

## Origin

(March 2, 2023) Report from the Senior Manager, Heritage Planning, Urban Design, City Planning

## Summary

At its meeting on March 23, 2023, the Toronto Preservation Board considered Item [PB4.10](#) and made recommendations to City Council.

Summary from the report (March 2, 2023) from the Senior Manager, Heritage Planning, Urban Design, City Planning:

This report recommends that City Council include 11 properties on the City of Toronto's Heritage Register for their cultural heritage value and interest.

The 11 properties being recommended for inclusion on the Register are as follows:

5 Charles Street West	Toronto Centre - Ward 13
7 Charles Street West (including 7A Charles Street West)	Toronto Centre - Ward 13
9 Charles Street West (including 9A Charles Street West)	Toronto Centre - Ward 13
11 Charles Street West	Toronto Centre - Ward 13
13 Charles Street West	Toronto Centre - Ward 13
11 Irwin Avenue	Toronto Centre - Ward 13
13 Irwin Avenue	Toronto Centre - Ward 13
10 Isabella Street (including 12 Isabella Street),	Toronto Centre - Ward 13
145 St Luke Lane	Toronto Centre - Ward 13
750 Yonge Street (including 750A Yonge Street)	University-Rosedale - Ward 11
756 Yonge Street	University-Rosedale - Ward 11

All of the 11 properties recommended for inclusion on the City's Heritage Register have been researched and evaluated by staff using the criteria prescribed in Ontario Regulation 9/06 and all of the properties meet one or more of the provincial criteria for determining cultural heritage value or interest and are believed to be of cultural heritage value or interest.

The recommended properties were identified as contributing properties in the Historic Yonge Street Heritage Conservation District (HCD) Plan, adopted by City Council on March 10, 2016 (currently under appeal). The recommended properties include a grouping of Romanesque mixed-use buildings on Charles Street West, a pair of semi-detached house form buildings on Irwin Avenue, a Second Empire building on Isabella Street, a commercial laneway building, and two mixed-use buildings on Yonge Street.

On January 1, 2023, amendments to the Ontario Heritage Act (the Act) through the More Homes Built Faster Act, 2022 (Bill 23) came into effect. Under the Act as amended, a municipal heritage register may include properties that have not been designated but Council believes to be of "cultural heritage value or interest", and that meet one or more of the provincial criteria for determining whether they are of cultural heritage value or interest. The Act now also limits listing to a period of two years.

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 "Prescribed Event" is a point of time when the application for an Official Plan Amendment, Zoning By-law Amendment and / or Draft Plan of Subdivision Application has been deemed complete and the City Clerk provides notice of that complete application to the public in accordance with the Planning Act.

Currently none of the recommended properties are subject to an application under the Planning Act. The 11 recommended properties were selected to allow Council to consider their inclusion on the Heritage Register prior to a Prescribed Event occurring.

Properties on the Heritage Register will be conserved and maintained in accordance with the Official Plan Heritage Policies. Heritage Impact Assessments (HIA) are required for development applications that affect listed properties.

## **Background Information**

(March 2, 2023) Report and Attachments 1 - 6 from the Senior Manager, Heritage Planning, Urban Design, City Planning on 5, 7, 9, 11, 13 Charles Street West; 11, 13 Irwin Avenue; 10 Isabella Street, 145 St. Luke Lane and 750 and 756 Yonge Street - Inclusion of 11 Properties on the Heritage Register

(<https://www.toronto.ca/legdocs/mmis/2023/pb/bgrd/backgroundfile-234859.pdf>)

Staff Presentation - 5, 7, 9, 11, 13 Charles Street West; 11, 13 Irwin Avenue; 10 Isabella Street, 145 St. Luke Lane and 750 and 756 Yonge Street - Inclusion of 11 Properties on the Heritage Register

(<https://www.toronto.ca/legdocs/mmis/2023/pb/bgrd/backgroundfile-235156.pdf>)

## **Communications**

(March 21, 2023) Letter from Michael McClelland, Principal, ERA Architects Inc. (PB.Supp)

(<https://www.toronto.ca/legdocs/mmis/2023/pb/comm/communicationfile-166518.pdf>)

(March 22, 2023) E-mail from Adam G. Wynne (PB.Supp)

(March 22, 2023) E-mail from Adam G. Wynne (PB.Supp)

(March 22, 2023) E-mail from Adam G. Wynne (PB.Supp)

(March 22, 2023) E-mail from Adam G. Wynne (PB.Supp)

## **Speakers**

Candice Bogdanski  
Adam Wynne

**Declared Interests**

The following member(s) declared an interest:

Kim Storey - as my office, Brown and Storey Architects Inc., has provided consulting services for the owners of 10 Isabella Street within the last year related to the potential development happening in their vicinity.

Written Declaration: <http://app.toronto.ca/tmmis/viewDeclaredInterestFile.do?id=11378>