

Toronto Preservation Board

Meeting No.	6	Contact	Matthew Green, Committee Administrator
Meeting Date	Tuesday, May 23, 2023	Phone	416-392-4666
Start Time	9:30 AM	E-mail	hertpb@toronto.ca
Location	Video Conference	Chair	Sandra Shaul

PB6.4	ACTION	Adopted		Ward: 11, 12, 13
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1191 Bathurst Street, 6-12 Cawthra Square, 21-37 Kensington Avenue, and 171 Lowther Avenue - Inclusion 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 fifteen properties on the City of Toronto's Heritage Register in accordance with the Listing Statements (Reasons for Inclusion) attached as Attachments 1-7 to the report (May 4, 2023), from the Senior Manager, Heritage Planning, Urban Design, City Planning.

- 1191 Bathurst Street
- 6 Cawthra Square
- 8 Cawthra Square
- 10 Cawthra Square
- 12 Cawthra Square
- 21 Kensington Avenue
- 23 Kensington Avenue
- 25 Kensington Avenue
- 27 Kensington Avenue
- 29 Kensington Avenue
- 31 Kensington Avenue
- 33 Kensington Avenue
- 35 Kensington Avenue
- 37 Kensington Avenue

- 171 Lowther Avenue

Decision Advice and Other Information

Gary Miedema, Planner, Heritage Preservation, Urban Design, City Planning gave a presentation on 1191 Bathurst Street, 6-12 Cawthra Square, 21-37 Kensington Avenue, and 171 Lowther Avenue - Inclusion on the Heritage Register

Origin

(April 4, 2023) Report from the Senior Manager, Heritage Planning, Urban Design, City Planning

Summary

At its meeting on May 23, 2023, the Toronto Preservation Board considered Item [PB6.4](#) and made recommendations to City Council.

Summary from the report (April 4, 2023) from the Senior Manager, Heritage Planning, Urban Design, City Planning:

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

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

1191 Bathurst Street, Toronto-St. Paul's - Ward 12
6 Cawthra Square, Toronto Centre - Ward 13
8 Cawthra Square, Toronto Centre - Ward 13
10 Cawthra Square, Toronto Centre - Ward 13
12 Cawthra Square, Toronto Centre - Ward 13
21 Kensington Avenue, University-Rosedale - Ward 11
23 Kensington Avenue, University-Rosedale - Ward 11
25 Kensington Avenue, University-Rosedale - Ward 11
27 Kensington Avenue, University-Rosedale - Ward 11
29 Kensington Avenue, University-Rosedale - Ward 11
31 Kensington Avenue, University-Rosedale - Ward 11
33 Kensington Avenue, University-Rosedale - Ward 11
35 Kensington Avenue, University-Rosedale - Ward 11
37 Kensington Avenue, University-Rosedale - Ward 11
171 Lowther Avenue, University-Rosedale - Ward 11

The fifteen 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 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 subject properties include two detached and two semi-detached house-form buildings on Cawthra Square, a four-storey, factory/warehouse type building on Bathurst Street near

Davenport Avenue, three adjacent groupings of bay-and-gable, house-form buildings that collectively support an important streetscape within the Kensington Market Neighbourhood Heritage Conservation District study area, and a detached, two-and-a-half-storey house in the West Annex Phase II Heritage Conservation District study area.

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, properties must be listed on the heritage register prior to Part IV designation and before the occurrence of a prescribed event. 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.

The listing of non-designated properties on the municipal heritage register under the Act also extends interim protection from demolition and provides an opportunity for City Council to determine whether the property warrants conservation through designation under the Act should a development or demolition application be submitted.

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

Background Information

(April 4, 2023) Report and Attachments 1 - 7 from the Senior Manager, Heritage Planning, Urban Design, City Planning on 1191 Bathurst Street, 6-12 Cawthra Square, 21-37 Kensington Avenue, and 171 Lowther Avenue - Inclusion on the Heritage Register

<https://www.toronto.ca/legdocs/mmis/2023/pb/bgrd/backgroundfile-236363.pdf>

Staff Presentation on 1191 Bathurst Street, 6-12 Cawthra Square, 21-37 Kensington Avenue, and 171 Lowther Avenue - Inclusion on the Heritage Register

<https://www.toronto.ca/legdocs/mmis/2023/pb/bgrd/backgroundfile-236716.pdf>

Communications

(May 23, 2023) E-mail from Adam G. Wynne (PB.Supp)

(May 23, 2023) E-mail from Adam G. Wynne (PB.Supp)

(May 23, 2023) E-mail from Adam G. Wynne (PB.Supp)

(May 23, 2023) E-mail from David Oleson, Oleson Worland Architects (PB.Supp)

<https://www.toronto.ca/legdocs/mmis/2023/pb/comm/communicationfile-169954.pdf>

Speakers

Louis Reznick
Adam Wynne
Daniel Hrycyna, Hrycyna Law