

Toronto Preservation Board

Meeting No.	24	Contact	Tanya Spinello, Committee Administrator
Meeting Date	Thursday, November 7, 2024	Phone	416-397-4592
Start Time	9:30 AM	E-mail	hertpb@toronto.ca
Location	Video Conference	Chair	Julia Rady

PB24.4	ACTION	Adopted		Ward: 11
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38 Walmer Road - Alterations to and Demolition of Heritage Attributes and Demolition of Buildings on a Designated Property - Request for Directions

Confidential Attachment - contains advice or communications that are subject to solicitor-client privilege. This report contains information regarding potential litigation

Board Decision

The Toronto Preservation Board recommends that:

1. City Council adopt the recommendations contained in Confidential Attachment 1 to this report (November 6, 2024) from the City Solicitor.
2. City Council authorize the public release of the confidential recommendations contained in Confidential Attachment 1, Confidential Appendix "A", and Confidential Appendix "B", if adopted by City Council.
3. City Council direct that all other information contained in Confidential Attachment 1 to this report (November 6, 2024) from the City Solicitor is to remain confidential at the discretion of the City Solicitor, as it contains advice which is subject to solicitor-client privilege.

Decision Advice and Other Information

Anne Fisher, Program Manager, Heritage Preservation Services, Development Review, Urban Design, City Planning gave a presentation on 38 Walmer Road - Alterations to and Demolition of Heritage Attributes and Demolition of Buildings on a Designated Property - Request for Directions

Origin

(November 6, 2024) Report from the City Solicitor

Summary

At its meeting on November 7, 2024 the Toronto Preservation Board considered Item [PB24.4](#) and made recommendations to City Council.

Summary from the report (November 6, 2024) from the City Solicitor:

The owner has filed an appeal to the Ontario Land Tribunal with respect to its Zoning By-law Amendment application and Heritage Permit applications under Section 33, Section 34(1)1 and Section 34(1)2 of the Ontario Heritage Act for the subject property at 38 Walmer Road (including entrance address at 188 Lowther Avenue).

The Zoning By-law Amendment, Site Plan application and Heritage Permit applications sought permission for the proposed redevelopment of the subject property with a 20-storey mixed-use building, containing 162 dwelling units and 1,950 square metres of non-residential GFA, including retail space, a community commercial use and a space for the Walmer Road Baptist Church congregation as a place of worship. The proposal included retention of the Sanctuary building with the demolition and alteration of some heritage attributes, along with the demolition of the Sunday School and Memorial buildings.

The City Solicitor requires further directions for upcoming OLT proceedings relating to the heritage alteration appeals.

Background Information

(November 6, 2024) Letter from the Chair on 38 Walmer Road - Alterations to and Demolition of Heritage Attributes and Demolition of Buildings on a Designated Property - Request for Directions

(<https://www.toronto.ca/legdocs/mmis/2024/pb/bgrd/backgroundfile-250129.pdf>)

(November 6, 2024) Report from the City Solicitor on 38 Walmer Road - Alterations to and Demolition of Heritage Attributes and Demolition of Buildings on a Designated Property - Request for Directions

(<https://www.toronto.ca/legdocs/mmis/2024/pb/bgrd/backgroundfile-250125.pdf>)

Staff Presentation by City Planning on 38 Walmer Road - Alterations to and Demolition of Heritage Attributes and Demolition of Buildings on a Designated Property - Request for Directions

(<https://www.toronto.ca/legdocs/mmis/2024/pb/bgrd/backgroundfile-250381.pdf>)

Confidential Attachment 1 - Confidential Information

Confidential Appendix A - Confidential Information

Confidential Appendix B Part 1 - Confidential Information

Confidential Appendix B Part 2 - Confidential Information