



Toronto Preservation Board

Meeting No.	16	Contact	Matthew Green, Committee Administrator
Meeting Date	Thursday, March 28, 2024	Phone	416-392-4666
Start Time	9:30 AM	E-mail	hertpb@toronto.ca
Location	Video Conference	Chair	Julia Rady

PB16.11	ACTION	Adopted		Ward: 12
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64 Woodlawn Avenue West - Refusal of Repeal of Designating By-law under Section 32 of the Ontario Heritage Act and Proposed Amendment to Designating By-law under Part IV, Section 30.1 of the Ontario Heritage Act

Board Decision

The Toronto Preservation Board recommends that:

1. City Council refuse the application to repeal By-law 606-2018, regarding the property municipally known as 64 Woodlawn Avenue West, under Section 32 of the Ontario Heritage Act.
2. City Council state its intention to amend By-law 606-2018, which designates the property at 64 Woodlawn Avenue West under Part IV, Section 29 of the Ontario Heritage Act, pursuant to Section 30.1 of the Ontario Heritage Act substantially in accordance with Attachment 3- Proposed Amendment to By-law 606-2018 appended to the report (March 12, 2024) from the Acting Senior Manager, Heritage Planning, Urban Design, City Planning.
3. If there are no objections to the proposed amendment to the By-law 606-2018, City Council authorize the City Solicitor to introduce the Bill in Council amending By-law 606-2018 under Part IV, Section 30.1 of the Ontario Heritage Act.

Decision Advice and Other Information

Loryssa Quattrociocchi, Planner, Urban Design, Heritage Planning, City Planning gave a presentation on 64 Woodlawn Avenue West - Refusal of Repeal of Designating By-law under Section 32 of the Ontario Heritage Act and Proposed Amendment to Designating By-law under Part IV, Section 30.1 of the Ontario Heritage Act.

Origin

(March 12, 2024) Report from Acting Senior Manager, Heritage Planning, Urban Design, City Planning

Summary

At its meeting on March 28, 2024 the Toronto Preservation Board considered Item [PB16.11](#) and made recommendations to City Council.

Summary from the report (March 12, 2024) from the Acting Senior Manager, Heritage Planning, Urban Design, City Planning:

The designated property at 64 Woodlawn Avenue West contains a 2½-storey detached house form building that is located on the north side of the street, west of Yonge Street, east of Avenue Road, and south of St Clair Avenue West. Constructed in 1906, the dwelling on the subject property was designed by the notable Toronto architect, Eden Smith, for Robert Stapleton Pitt Caldecott and his wife, Emma Arnold Caldecott, in a subdivision of the former “Woodlawn” estate.

On March 26 and 27, 2018, City Council adopted item MM38.28 – 64 Woodlawn Avenue West- Intention to Designate Under Part IV, Section 29 of the Ontario Heritage Act. No notice of objection to the designation was served on the Clerk within the 30-day objection period. The City of Toronto passed Designating By-law 606-2018 on May 24, 2018.

The City Clerk received a Notice of the Application to Repeal a Designating By-law at 64 Woodlawn Avenue West under Section 32 of the Ontario Heritage Act from the property owner on January 25, 2024. The applicant is of the opinion that the property at 64 Woodlawn Avenue West does not merit designation under Part IV, Section 29 of the Ontario Heritage Act.

The Ontario Heritage Act requires that notice of an objection to the Application to Repeal the Designating By-law may be served on the City Clerk within 30 days of January 25, 2024, which was February 26, 2024. The City Clerk did not receive any objections during this period. City Council shall consider an application within 90 days after the end of the 30-day period, which is May 26, 2024.

As a result of the recent changes to Ontario Regulation 9/06, a property may be designated under Part IV, Section 29 of the Ontario Heritage Act, if it meets 2 or more of the 9 criteria. Staff have reviewed the Repeal Application and remain of the opinion that the property at 64 Woodlawn Avenue West has cultural heritage value and meets 4 of the Ontario Regulation 9/06 criteria prescribed for municipal designation under Part IV, Section 29 of the Ontario Heritage Act.

As such, the property should continue to be designated, however, staff are recommending that the designating By-law be amended to address specific matters identified by the owner / applicant in their Repeal Application and as described below in this report. The amendments to By-law 606-2018 are appended to this report as Attachment 3. A redline to Schedule A to By-

law 606-2018, as proposed to be amended by Attachment 3, is appended in this Report as Attachment 4.

Background Information

(March 12, 2024) Report from the Acting Senior Manager, Heritage Planning, Urban Design, City Planning on 64 Woodlawn Avenue West - Refusal of Repeal of Designating By-law under Section 32 of the Ontario Heritage Act and Proposed Amendment to Designating By-law under Part IV, Section 30.1 of the Ontario Heritage Act

<https://www.toronto.ca/legdocs/mmis/2024/pb/bgrd/backgroundfile-244379.pdf>

Attachment 1 - Notice of Application to Repeal A Designating By-law - at 64 Woodlawn Avenue West

<https://www.toronto.ca/legdocs/mmis/2024/pb/bgrd/backgroundfile-244406.pdf>

Attachment 2 - Statement of Significance (Reasons for Designation) - 64 Woodlawn Avenue West

<https://www.toronto.ca/legdocs/mmis/2024/pb/bgrd/backgroundfile-244431.pdf>

Attachment 3 - Proposed Amendment to By-law 606-2018

<https://www.toronto.ca/legdocs/mmis/2024/pb/bgrd/backgroundfile-244430.pdf>

Attachment 4 - Redline to Schedule A to By-law 606-2018 Respecting 64 Woodlawn Avenue West

<https://www.toronto.ca/legdocs/mmis/2024/pb/bgrd/backgroundfile-244389.pdf>

Attachment 5 - Photographs

<https://www.toronto.ca/legdocs/mmis/2024/pb/bgrd/backgroundfile-244423.pdf>

Staff Presentation on 64 Woodlawn Avenue West - Refusal of Repeal of Designating By-law under Section 32 of the Ontario Heritage Act and Proposed Amendment to Designating By-law under Part IV, Section 30.1 of the Ontario Heritage Act

<https://www.toronto.ca/legdocs/mmis/2024/pb/bgrd/backgroundfile-244600.pdf>

Speakers

Arnold Mahesan

Roxanne Earle

Michael Campbell

Motions

Motion to Adopt Item moved by Geoff Kettel (Carried)

Vote (Adopt Item)

Mar-28-2024

Result: Carried	Majority Required
Yes: 8	Koorosh Attarian, Yeo-Jin (Katerina) Bong, Paul Cordingley, Matthew Gregor, Alex Grenzabach, Geoff Kettel, Mitchell May, Julia Rady (Chair)
No: 2	Wendy Wong, Adam Wynne
Absent: 2	Robert Allsopp, Parthi Kandavel