

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

PB16.5	ACTION	Adopted		Ward: 13
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111 and 115 Berkeley Street - 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 properties at 111 and 115 Berkeley Street under Part IV, Section 29 of the Ontario Heritage Act in accordance with the Statements of Significance for 111 and 115 Berkeley Street (Reasons for Designation) attached as Attachments 1 and 2 to the revised report (March 21, 2024) from the Acting 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 each property under Part IV, Section 29 of the Ontario Heritage Act.

Decision Advice and Other Information

Liz McFarland, Planner, Urban Design, Heritage Planning, City Planning gave a presentation on 111 and 115 Berkeley Street - Notice of Intention to Designate a Property under Part IV, Section 29 of the Ontario Heritage Act.

Origin

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

Summary

At its meeting on March 28, 2024 the Toronto Preservation Board considered Item [PB16.5](#) and made recommendations to City Council.

Summary from the revised report (March 21, 2024) from the Acting Senior Manager, Heritage Planning, Urban Design, City Planning:

This report recommends that City Council state its intention to designate the properties at 111 and 115 Berkeley Street under Part IV, Section 29 of the Ontario Heritage Act for their cultural heritage value according to the Statements of Significance, including a description of Heritage Attributes, found in Attachments 1 and 2.

The subject properties at 111 and 115 Berkeley Street anchor the southeast corner of Berkeley Street and Richmond Street East within the King-Parliament community located directly north of the historic St. Lawrence neighbourhood.

The property at 111 Berkeley Street contains a 2.5 storey Bay-and-Gable type semi-detached house-form building built in 1881 with fine Gothic Revival styling and details. The adjacent house-form building at 115 Berkeley Street, flanking Richmond Street East, represents a rare, surviving pre-Confederation era residence completed in 1845 by local brick mason, builder and City Councilman, Sheldon Ward. A Location Map and Current Photograph of the heritage properties is found in Attachment 3.

Berkeley Street defines the eastern limit of the Old Town of York where the subject properties at 111 and 115 Berkeley Street continue to anchor the Berkeley Street and Richmond Street East intersection. The properties define, maintain and support the historic character of the area as it represents the 19th century residential development of the neighbourhood, along with the adjacent pair of semi-detached house-form buildings at 106-112 Berkeley Street (1886), which are also recognized on the City's Heritage Register. The subject properties at 111 and 115 Berkeley Street form part of a significant, broader collection of surviving mid to late-19th century residential buildings located between King and Richmond along both sides of historic Berkeley Street.

The subject properties at 111 and 115 Berkeley Street were listed as part of the City's inaugural collection of properties considered to have cultural heritage value adopted by Council on June 20, 1973.

Staff have determined that the properties at 111 and 115 Berkeley Street have cultural heritage value with each property meeting a total of four of the Ontario Regulation 9/06 criteria prescribed for municipal designation under Part IV, Section 29 of the Ontario Heritage Act. 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.

A development application for a Zoning By-law amendment was made with the City for the properties on December 28, 2023 that proposes retention of the subject properties at 111 and 115 Berkeley Street. Since the above noted development application has been made to the City, a potential prescribed event may occur on this property.

Background Information

(March 21, 2024) Revised Report and Attachments 1 - 4 from the Acting Senior Manager, Heritage Planning, Urban Design, City Planning on 111 and 115 Berkeley Street - Notice of Intention to Designate a Property under Part IV, Section 29 of the Ontario Heritage Act (<https://www.toronto.ca/legdocs/mmis/2024/pb/bgrd/backgroundfile-244523.pdf>)

(March 12, 2024) Report and Attachments 1 - 4 from the Acting Senior Manager, Heritage Planning, Urban Design, City Planning on 111 and 115 Berkeley Street - Notice of Intention to Designate a Property under Part IV, Section 29 of the Ontario Heritage Act (<https://www.toronto.ca/legdocs/mmis/2024/pb/bgrd/backgroundfile-244259.pdf>)

Staff Presentation on 111 and 115 Berkeley Street - Notice of Intention to Designate a Property under Part IV, Section 29 of the Ontario Heritage Act (<https://www.toronto.ca/legdocs/mmis/2024/pb/bgrd/backgroundfile-244587.pdf>)

Speakers

Gabriel Didiano, Sweeny & Co. Architects Inc.

Pedro Garcia, Sweeny & Co. Architects Inc.

Vanessa Hicks, MHBC Planning, Urban Design and Landscape Architecture

Motions

Motion to Adopt Item moved by Adam Wynne (Carried)