



Decision Letter

Toronto Preservation Board

Meeting No.	23	Contact	Tanya Spinello, Committee Administrator
Meeting Date	Thursday, October 17, 2024	Phone	416-397-4592
Start Time	9:30 AM	E-mail	hertpb@toronto.ca
Location	Video Conference	Chair	Julia Rady

PB23.1	ACTION	Adopted		Ward: 10
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28 Halton 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 property at 28 Halton Street under Part IV, Section 29 of the Ontario Heritage Act in accordance with the Statement of Significance for 28 Halton Street (Reasons for Designation) attached as Attachment 1, to the report, October 1, 2024, from the 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 the property under Part IV, Section 29 of the Ontario Heritage Act.

Decision Advice and Other Information

Ana Martins, Heritage Planner, Policy and Research, Urban Design, City Planning gave a presentation on 28 Halton Street - Notice of Intention to Designate a Property under Part IV, Section 29 of the Ontario Heritage Act.

Origin

(October 1, 2024) Report from the Senior Manager, Heritage Planning, Urban Design, City Planning

Summary

At its meeting on October 17, 2024 the Toronto Preservation Board considered Item [PB23.1](#) and made recommendations to City Council.

Summary from the report (October 1, 2024) from the Senior Manager, Heritage Planning, Urban Design, City Planning:

This report recommends that City Council state its intention to designate the property at 28 Halton Street under Part IV, Section 29 of the Ontario Heritage Act for its cultural heritage value according to the Statement of Significance which includes a description of Heritage Attributes found in Attachment 1.

The subject property at 28 Halton Street is located on the north side of Halton Street at its junction with Givins Street, southeast of Ossington Avenue and Dundas Street in the Trinity-Bellwoods neighbourhood. A location map and current photograph of the heritage property is found in Attachment 2.

Constructed in c.1892, the property at 28 Halton Street contains a prominent, three-storey house-form building designed by Toronto architect Francis R. Heakes, Chief Architect of Ontario from 1896 to 1930. With its grand architectural massing and skillful combination of Richardsonian Romanesque and Queen Anne stylist elements, the property was constructed for William Levack, an international cattle dealer and an instrumental investor in the Union Stockyard Company (later known as the Ontario Stockyards). The baronial estate replaced the nearly 100-year-old 'Pine Grove', the homestead of Colonel James Givins (1759-1846). Since 1963, the property at 28 Halton Street has been adaptively reused as the Maynard Nursing Home, a privately-owned long-term care home, ensconced in a residential neighbourhood in Trinity-Bellwood's 'Little Portugal'. As it is the terminal point of the vista looking north on Givins Street, the property is also an important neighborhood landmark.

Staff have determined that the property at 28 Halton Street has cultural heritage value and meets 5 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.

The property was listed on the City's Heritage Register on February 26, 1981.

On July 25, 2024, an application was made to the Committee of Adjustment to construct a rear four-storey addition to the north of the subject property, with three-storey wing additions to the east and west. The 1892 structure is proposed to be retained in situ.

Background Information

(October 1, 2024) Report and Attachments 1 to 3 from the Senior Manager, Heritage Planning, Urban Design, City Planning on 28 Halton 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-249186.pdf>)

Staff Presentation on 28 Halton 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-249586.pdf>)

Communications

(October 16, 2024) Presentation from Mathew Laing, Agent of property owner (28 Halton Street) (PB.New)

(<https://www.toronto.ca/legdocs/mmis/2024/pb/comm/communicationfile-183651.pdf>)

Speakers

Mathew Laing, Agent