

Inclusion of 10 Properties on the Heritage Register - 143, 155, 161, 167 Main Street, 154 and 164 Main Street and 2201- 2207 Gerrard Street East

Date: January 29, 2024

To: Toronto Preservation Board

Toronto and East York Community Council

From: Acting Senior Manager, Heritage Planning, Urban Design, City Planning

Wards: Beaches - East York - Ward 19

SUMMARY

This report recommends that City Council include ten properties at the intersection of Main Street and Gerrard Street on the City of Toronto's Heritage Register for their cultural heritage value and interest.

Together, the ten properties comprise four early-twentieth century, two-storey, Main Street Commercial type buildings that feature commercial uses at grade and residential and or office space above. The collection of buildings anchors the historically significant commercial and institutional core of the former municipality of East Toronto.

The most prominent two buildings, one inclusive of 155, 161, and 167 Main Street and 2201, 2203, 2205, and 2207 Gerrard Street East and the other at 164 Main Street, define the southeast and southwest corners of Main Street and Gerrard Street East as Main Street Commercial Block type buildings. The property at 143 Main Street was constructed as a Main Street Commercial Row containing the East Toronto post office.

The addresses of the ten properties being recommended for inclusion on the Register are as follows:

143 Main Street (including entrance addresses 145 and 147 Main Street)
155 Main Street (including entrance addresses 157 and 159 Main Street)
161 Main Street (including entrance address 165 Main Street)
167 Main Street (including entrance address 2199 Gerrard Street East)
154 Main Street (including entrance addresses 158, 160, and 162 Main Street)
164 Main Street (including entrance addresses 166 and 168 Main Street and 2197
Gerrard Street East)
2201 Gerrard Street East
2203 Gerrard Street East
2205 Gerrard Street East

2207 Gerrard Street East

The subject properties were initially identified as potential built heritage resources which should be further evaluated for inclusion on the City's Heritage Register through the Main Street Planning Study (2019). The Main Street Planning Study put in place a plan for growth for properties in proximity to Main Street TTC Station and Danforth GO Station.

All ten properties 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.

On January 1, 2023, amendments to the Ontario Heritage Act through the More Homes Built Faster Act, 2022 (Bill 23) came into effect. Under the Ontario Heritage Act, as amended, a municipal heritage register may include properties for a period of two years 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 Ontario Heritage Act also states that 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.

Properties on the Heritage Register will be conserved and maintained in accordance with the Official Plan Heritage Policies. Heritage Impact Assessments (HIA) are required for development applications that affect listed properties. Following further research and evaluation, staff may recommend designation of the property under Part IV of the Ontario Heritage Act and seek appropriate conservation.

RECOMMENDATIONS

The Acting Senior Manager, Heritage Planning, Urban Design, City Planning, recommends that:

1. City Council include the following ten properties on the City of Toronto's Heritage Register in accordance with the Listing Statements (Reasons for Inclusion) attached as Attachments 1-4 to the report, January 29, 2024, from the Senior Manager, Heritage Planning, Urban Design, City Planning.

143 Main Street (including entrance addresses 145 and 147 Main Street)
155 Main Street (including entrance addresses 157 and 159 Main Street)
161 Main Street (including entrance address 165 Main Street)

167 Main Street (including entrance address 2199 Gerrard Street East)
154 Main Street (including entrance addresses 158, 160, and 162 Main Street)
164 Main Street (including entrance addresses 166 and 168 Main Street and 2197
Gerrard Street East)
2201 Gerrard Street East
2203 Gerrard Street East
2205 Gerrard Street East
2207 Gerrard Street East

FINANCIAL IMPACT

There are no financial implications resulting from the adoption of this report.

The Chief Financial Officer and Treasurer has reviewed this report and agrees with the information as presented in the Financial Impact Section.

DECISION HISTORY

On December 17 and 18, 2019, City Council adopted the Main Street Planning Study - City-Initiated Official Plan Amendment - Final Report. The final report included a summary of the Main-Gerrard CHRA, which identified properties as potential built heritage resources that should be further evaluated for inclusion on the City's Heritage Register. Those properties, including the ten subject properties, were identified in a list of Potential Built Heritage Resources in Study Area (Attachment 5)
<https://secure.toronto.ca/council/agenda-item.do?item=2019.TE11.4>

POLICY AND REGULATION CONSIDERATIONS

Provincial Plans and Policies

The conservation of cultural heritage resources is an integral component of good planning, contributing to a sense of place, economic prosperity, and healthy and equitable communities. Heritage conservation in Ontario is identified as a provincial interest under the Planning Act. <https://www.ontario.ca/laws/statute/90p13>

Further, the policies and definitions of the Provincial Policy Statement (2020) and A Place to Grow: Growth Plan for the Greater Golden Horseshoe (2020) identify the Ontario Heritage Act as the primary legislation through which heritage evaluation and heritage conservation will be implemented.
<https://www.ontario.ca/page/provincial-policy-statement-2020>
<https://files.ontario.ca/mmah-place-to-grow-office-consolidation-en-2020-08-28.pdf>

Ontario Regulation 9/06 sets out the criteria for evaluating properties to be designated under Part IV, Section 29 of the Ontario Heritage Act. The criteria are based on an evaluation of design/physical, historical and associative value and contextual value. A

property may be designated under Section 29 of the Act if it meets two or more of the nine provincial criteria for determining whether it is of cultural heritage value or interest. <https://www.ontario.ca/laws/regulation/060009>

As of July 1, 2021, Section 29(1.2) of the Ontario Heritage Act restricts City Council's ability to give notice of its intention to designate a property under the Act to within 90 days 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 Prescribed Event is not the date a development application is deemed complete or when an application is made to the City. A Prescribed Event, including any prescribed exceptions, are defined under O. Reg. 385/21.

If a new or subsequent Official Plan Amendment, Zoning By-law Amendment and/or Draft Plan of Subdivision Application is submitted on the same property, the Prescribed Event date is reset to the new date the City Clerk issues notice to the public of the new or subsequent complete application.

On January 1, 2023, the Province's proposed amendments to the Ontario Heritage Act through the More Homes Built Faster Act, 2022 (Bill 23) came into effect. Bill 23 makes listing a prerequisite to designation under the Ontario Heritage Act, should a property be subject to a development application.

Official Plan

The City of Toronto's Official Plan implements the provincial policy regime and provides policies to guide decision making within the City. It contains a number of policies related to properties on the City's Heritage Register and properties adjacent to them, as well as the protection of areas or archaeological potential. The Official Plan should be read as a whole to understand its comprehensive and integrative intent as a policy framework for priority setting and decision making. The Official Plan can be found here: <https://www.toronto.ca/city-government/planning-development/official-plan-guidelines/official-plan/>

COMMENTS

Identifying properties of cultural heritage value or interest is an essential part of a municipality's role in heritage conservation. Including non-designated properties in the municipal register is a means to identify properties that the City believes to have cultural heritage value or interest.

The subject properties recommended for inclusion on the Heritage Register were all identified through the Main-Gerrard Cultural Heritage Resource Assessment (CHRA), a study which included research and public consultation, and which was integrated into the Main Street Planning Study adopted by Council in 2019.

The Main-Gerrard CHRA provided an understanding of the intersection of Main Street and Gerrard Street East as the commercial and institutional core of the former municipality of East Toronto. The ten properties recommended for inclusion on the Heritage Register were identified for their importance in defining, supporting, and maintaining the predominantly early-twentieth century, mixed-use character of the south side of the intersection, for their design, and for their historical associations with municipal government and community events, the community's post office, and important families in the development of East Toronto.

Inclusion of (non-designated) properties on the City's Heritage Register

Non-designated listed properties do not have any protection under the Ontario Heritage Act, except insofar as an owner must give Council at least 60 days' notice of their intention to demolish or remove a structure on the property. Properties that are listed on the City's Heritage Register are flagged for review by Heritage Planning staff once a demolition permit has been submitted and owners must follow established Notice requirements under the Ontario Heritage Act following this action.

Although inclusion on the Heritage Register as a listed property provides interim protection from demolition, it does not preclude an owner's ability to make exterior and interior alterations in the case when demolition or a development application is not involved. Listing does not trigger maintenance requirements over and above existing property standards and it does not restrict altering, removing or adding any features on the property. It does not allow the City to withhold a building permit for non-demolition related alterations and it does not preclude a property from undergoing renovation.

A municipality is not required to consult with property owners or the public before including non-designated properties on the municipal register under the Act. The City's current practice, developed prior to Bill 23 amendments to the Act coming into effect, notifies property owners and invites them to attend the Toronto Preservation Board meeting to discuss the recommendation of a property's inclusion on the City's Heritage Register. There is also an opportunity for owners and the public to share concerns (in person or writing) when Community Council or Planning and Housing Committee considers a heritage related matter.

Short descriptive listings are prepared using a method by which properties are identified and recommended for inclusion on the Heritage Register. This approach to listing provides sufficient information to meet the requirements of Section 27 of the Act to list a non-designated property on the Heritage Register.

Brief statements, named "Reasons for Inclusion", are prepared for all recommended property explaining why the property is believed to have cultural heritage value and how it meets one or more of the provincial criteria under O. Reg 9/06 providing a preliminary evaluation of the cultural heritage value or interest of the property. The description may include features of the property that may warrant conservation should the property be subject to development and/or further evaluated and determined to merit designation under Part IV of the Act. Location map and photographs are included in each Reasons for Inclusion.

Through Bill 108 and Bill 23, amendments were made to the Ontario Heritage Act to establish a process whereby owners can object to a property's listing on the Heritage Register and, should they do so, a subsequent decision on the listing must be made by the municipality. Owners can object to listings at any time. Chapter 103 of the Toronto Municipal Code establishes the process for Council consideration of objections to properties included on the Heritage Register.

CONCLUSION

Following research and evaluation of the ten subject properties at 143 Main Street, 155, 161, and 167 Main Street and 2201, 2203, 2205, and 2207 Gerrard Street East, 154 Main Street, and 164 Main Street according to Ontario Regulation 9/06, it has been determined that the properties meet one or more provincial criteria and merit inclusion on the City's Heritage Register.

The Listing Statements (Reasons for Inclusion) are presented in Attachments 1-4.

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ATTACHMENTS

Attachment 1 - 143 Main Street Listing Statement (Reasons for Inclusion)
Attachment 2 - 155, 161, and 167 Main Street and 2201, 2203, 2205, and 2207 Gerrard Street East Listing Statement (Reasons for Inclusion)
Attachment 3 - 154 Main Street - Listing Statement (Reasons for Inclusion)
Attachment 4 - 164 Main Street - Listing Statement (Reasons for Inclusion)

Listing Statement (Reasons for Inclusion)

Staff have undertaken research and evaluation for the property at 143 Main Street and believe that the property has cultural heritage value or interest and meets at least one or more of the criteria prescribed in Ontario Regulation 9/06 for including a non-designated property on a municipal register under Section 27 of the Ontario Heritage Act. The subject property may meet additional criteria, which could be informed by community engagement and determined through further research and evaluation.

Listing Statement:

Description: Located on the east side of Main Street north of Swanwick Avenue and south of Gerrard Street East, the property at 143 Main Street comprises a two-storey mixed-use building with residences above and commercial storefronts at grade. The subject property was identified as having heritage potential through the Main Street Planning Study (2019).

The property at 143 Main Street has cultural heritage value as it meets the following criteria under Ontario Regulation 9/06 of the Ontario Heritage Act:

The building comprising the property at 143 Main Street has design value as a representative example of an early-twentieth century Main Street Commercial Row type building with commercial uses at grade and residential uses above. Constructed in 1927, the subject building features two-storey massing and red brick cladding with brown brick detailing below the roofline. Contextually, the building is important in defining, maintaining, and supporting the predominantly early-twentieth century, mixed-use character of the south side of the intersection of Main Street and Gerrard Street East. The subject property is also physically, visually, and historically linked to its surroundings. It displays a high level of architectural consistency with neighbouring properties at 155-167 Main Street and 2201-2207 Gerrard Street East, 154 Main Street, and 164 Main Street. It also originally housed an important service within the core of the former municipality of East Toronto as the post office from the 1930s to the 1950s.



143 Main Street, Heritage Planning, 2024



143 Main Street (indicated in red). Note: This location map is for information purposes only; the exact boundaries of the property are not shown. City of Toronto Mapping.

Listing Statement (Reasons for Inclusion)

Staff have undertaken research and evaluation for the Main Street Commercial Block type building comprising the properties at 155, 161, and 167 Main Street and 2201, 2203, 2205, and 2207 Gerrard Street East believe that the properties have cultural heritage value or interest and meet at least one or more of the criteria prescribed in Ontario Regulation 9/06 for including a non-designated property on a municipal register under Section 27 of the Ontario Heritage Act. The subject properties may meet additional criteria, which could be informed by community engagement and determined through further research and evaluation.

Listing Statement:

Description: Located on the east side of Main Street north of Swanwick Avenue and south of Gerrard Street East, the Main Street Commercial Block at 155, 161, and 167 Main Street and 2201, 2203, 2205, and 2207 Gerrard Street East comprises a two-storey mixed-use Main Street Commercial Block type building with residences and offices above and commercial storefronts at grade. The subject properties were identified as having heritage potential through the Main Street Planning Study (2019).

The properties at 155, 161, and 167 Main Street and 2201, 2203, 2205, and 2207 Gerrard Street East have cultural heritage value as they meet the following criteria under Ontario Regulation 9/06 of the Ontario Heritage Act:

The properties at 155, 161, and 167 Main Street and 2201, 2203, 2205, and 2207 Gerrard Street East together have design value as a representative example of an early-twentieth century Main Street Commercial Block building with commercial uses at grade and residential and office uses above. Constructed in 1903, this corner building features two-storey massing, red brick cladding and deep stone cornice lines defining the top of the first and second storeys along the primary (west and north) elevations. The building is valued for its direct association with the Snell family, a historically-significant family in the early development of East Toronto. Contextually, the building is important in defining, maintaining, and supporting the predominantly early-twentieth century, mixed-use character of the south side of the intersection of Main Street and Gerrard Street East. The subject properties also are physically, visually, and historically linked to their surroundings, where they display a high level of architectural consistency with neighbouring properties at 143 Main Street, 154 Main Street, and with 164 Main Street and on the southwest corner of Main and Gerrard, which was also constructed by the Snell family.



155, 161, and 167 Main Street and 2201, 2203, 2205, and 2207 Gerrard Street East, viewed from the northwest. Heritage Planning, 2024



155, 161, and 167 Main Street and 2201, 2203, 2205, and 2207 Gerrard Street East (indicated in red). Note: This location map is for information purposes only; the exact boundaries of the property are not shown. City of Toronto Mapping.

Listing Statement (Reasons for Inclusion)

Staff have undertaken research and evaluation for the Main Street Commercial Block type building comprising the property at 154 Main Street and believe that the building has cultural heritage value or interest and meets at least one or more of the criteria prescribed in Ontario Regulation 9/06 for including a non-designated property on a municipal register under Section 27 of the Ontario Heritage Act. The subject property may meet additional criteria, which could be informed by community engagement and determined through further research and evaluation.

Listing Statement:

Description: Located on the west side of Main Street north of Swanwick Avenue and south of Gerrard Street East, the Main Street Commercial Block type building at 154 Main Street comprises a two-storey mixed-use building with residences and offices above and commercial storefronts at grade. The subject property was identified as having heritage potential through the Main Street Planning Study (2019).

The property at 154 Main Street has cultural heritage value as it meets the following criteria under Ontario Regulation 9/06 of the Ontario Heritage Act:

The property at 154 Main Street has design value as a representative example of an early-twentieth century Main Street Commercial Block type building with commercial uses at grade and residential uses above. The subject property features two-storey massing, brick cladding with decorative stone details, and an irregular roof line. Originally constructed in 1909, the building experienced a fire in 1918 and was partially reconstructed by 1920. The building is valued for its direct association with the Snell family, a historically-significant family in the early development of the Town of East Toronto. Snell's Bakery originally occupied the rear and a storefront of the subject building. Contextually, the building is important in defining, maintaining, and supporting the predominantly early-twentieth century, mixed-use character of the south side of the intersection of Main Street and Gerrard Street East. The subject property is also physically, visually, and historically linked to its surroundings, where it displays a high level of architectural consistency with the neighbouring properties at 164 Main Street, 143 Main Street and 155-167 Main Street and 2201-2207 Gerrard Street East.



154 Main Street. Heritage Planning, 2024



154 Main Street (indicated in red). Note: This location map is for information purposes only; the exact boundaries of the property are not shown. City of Toronto Mapping.

Listing Statement (Reasons for Inclusion)

Staff have undertaken research and evaluation for the property at 164 Main Street and believe that the property has cultural heritage value or interest and meets at least one or more of the criteria prescribed in Ontario Regulation 9/06 for including a non-designated property on a municipal register under Section 27 of the Ontario Heritage Act. The subject property may meet additional criteria, which could be informed by community engagement and determined through further research and evaluation.

Listing Statement:

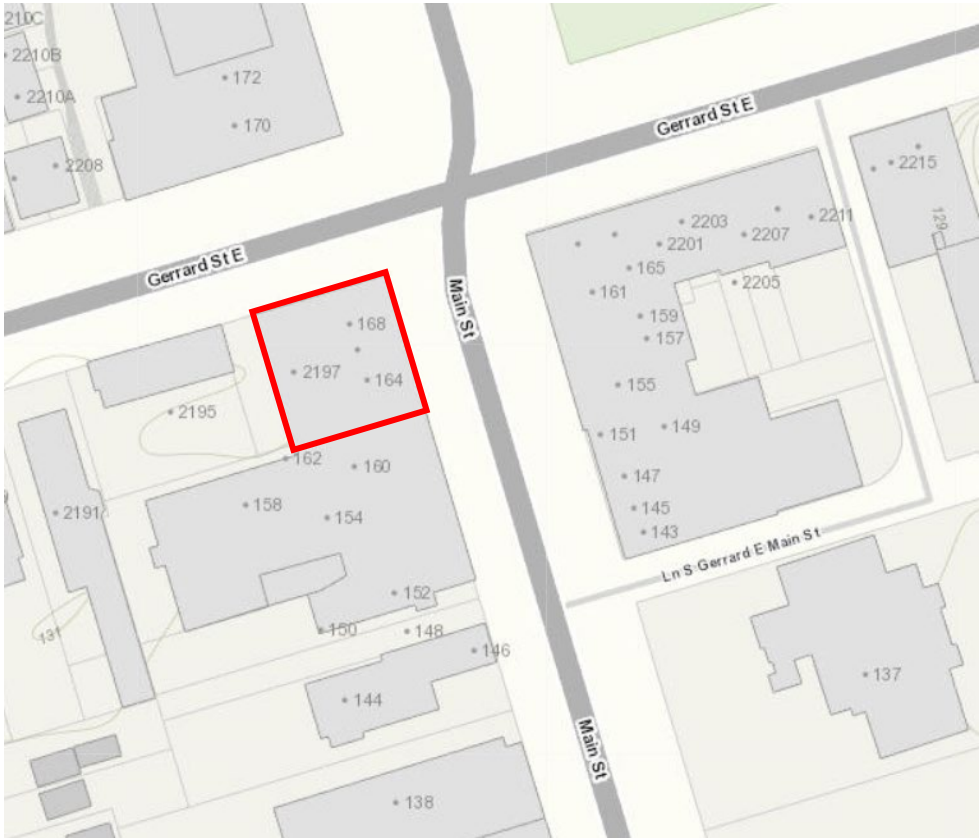
Description: Located on the west side of Main Street north of Swanwick Avenue and south of Gerrard Street East, the property at 164 Main Street comprises a two-storey mixed-use building with commercial storefronts at grade. The subject property was identified as having heritage potential through the Main Street Planning Study (2019).

The property at 164 Main Street has cultural heritage value as it meets the following criteria under Ontario Regulation 9/06 of the Ontario Heritage Act:

The property at 164 Main Street has design value as a representative example of an early-twentieth century Main Street Commercial Block type building with commercial uses at grade and residential, institutional, and office uses above. Constructed in 1903, the subject property features two-storey massing, brick cladding above, and stone cladding at grade. Historically known as Snell's Hall, the subject property is valued for its direct association with the Snell family, a historically-significant family in the early development of the Town of East Toronto. In a large room on its second floor, Snell's Hall accommodated meetings for local organizations as well as municipal council sessions for the Town of East Toronto. Contextually, the building is important in defining, maintaining, and supporting the predominantly early-twentieth century, mixed-use character of the south side of the intersection of Main Street and Gerrard Street East. The subject property is also physically, visually, and historically linked to its surroundings, where it displays a high level of architectural consistency with neighbouring properties at 155-167 Main Street and 2201-2207 Gerard Street East, 143 Main Street and 154 Main Street.



164 Main Street viewed from the northeast. Heritage Planning, 2024



164 Main Street (indicated in red). Note: This location map is for information purposes only; the exact boundaries of the property are not shown. City of Toronto Mapping.