

Toronto Preservation Board

Meeting No.	14	Contact	Matthew Green, Committee Administrator
Meeting Date	Thursday, February 15, 2024	Phone	416-392-4666
Start Time	9:30 AM	E-mail	hertpb@toronto.ca
Location	Video Conference		

PB14.4	ACTION	Adopted		Ward: 19
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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

Board Decision

The Toronto Preservation Board 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 Acting 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

Decision Advice and Other Information

Gary Miedema, Planner, Urban Design, Heritage Planning, City Planning gave a presentation on 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.

Origin

(January 29, 2024) Report from the Acting Senior Manager, Heritage Planning, Urban Design, City Planning

Summary

At its meeting on February 15, 2024 the Toronto Preservation Board considered Item [PB14.4](#) and made recommendations to City Council.

Summary from the report (January 29, 2024) from the Acting Senior Manager, Heritage Planning, Urban Design, City Planning:

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 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.

Background Information

(January 29, 2024) Report and Attachments 1 - 4 from the Acting Senior Manager, Heritage Planning, Urban Design, City Planning on 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 (<https://www.toronto.ca/legdocs/mmis/2024/pb/bgrd/backgroundfile-242718.pdf>)
Staff Presentation on 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 (<https://www.toronto.ca/legdocs/mmis/2024/pb/bgrd/backgroundfile-243117.pdf>)

Communications

(February 13, 2024) E-mail from Jonathan Bradshaw, President, The Beach and East Toronto Historical Society (TBETHS) (PB.Supp)

Speakers

Graig Uens, Batory Planning & Management