



Decision Letter

Toronto Preservation Board

Meeting No. 16

Meeting Date Thursday, March 28, 2024

Start Time 9:30 AM

Location Video Conference

Contact Matthew Green, Committee Administrator

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Chair Julia Rady

PB16.7	ACTION	Adopted		Ward: 10, 13
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134 Carlton Street, 50 Richmond Street East and 860 Richmond Street West - Inclusion on the Heritage Register

Board Decision

The Toronto Preservation Board recommends that:

1. City Council include the following three properties on the City of Toronto's Heritage Register in accordance with the Listing Statements (Reasons for Inclusion) attached as Attachments 1, 2 and 3 to the report (March 12, 2024) from the Acting Senior Manager, Heritage Planning, Urban Design, City Planning.

- 134 Carlton Street, Toronto Centre - Ward 13
- 50 Richmond Street East, Toronto Centre - Ward 13
- 860 Richmond Street West (including the entrance address at 862 Richmond Street West), Spadina-Fort York – Ward 10

Decision Advice and Other Information

Gary Miedema, Planner, Urban Design, Heritage Planning, City Planning gave a presentation on 134 Carlton Street, 50 Richmond Street East and 860 Richmond Street West - Inclusion on the Heritage Register.

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 [PB16.7](#) and made recommendations to City Council.

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

This report recommends that City Council include three properties on the City of Toronto's Heritage Register for their cultural heritage value and interest.

The three properties being recommended for inclusion on the Register are as follows:

- 134 Carlton Street, Toronto Centre - Ward 13
- 50 Richmond Street East, Toronto Centre - Ward 13
- 860 Richmond Street West (including the entrance address at 862 Richmond Street West), Spadina-Fort York – Ward 10

The subject properties include a three-storey apartment building on Carlton Street across from Allan Gardens, a five-storey factory / warehouse type building on Richmond Street East, and a three-storey factory / warehouse type building on Richmond Street West.

The three properties recommended for inclusion on the City's Heritage Register 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 (the Act) through the More Homes Built Faster Act, 2022 (Bill 23) came into effect. Under the Act, as amended, a municipal heritage register may include properties 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 Act now also limits listing to a period of two years.

As of January 1, 2023, 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.

The listing of non-designated properties on the municipal heritage register under the Act also extends interim protection from demolition and provides an opportunity for City Council to determine whether the property warrants conservation through designation under the Act should a development or demolition application be submitted.

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.

Background Information

(March 12, 2024) Report and Attachments 1 - 3 from the Acting Senior Manager, Heritage Planning, Urban Design, City Planning on 134 Carlton Street, 50 Richmond Street East and 860 Richmond Street West - Inclusion on the Heritage Register

(<https://www.toronto.ca/legdocs/mmis/2024/pb/bgrd/backgroundfile-244334.pdf>)

Staff Presentation on 134 Carlton Street, 50 Richmond Street East and 860 Richmond Street West - Inclusion on the Heritage Register

(<https://www.toronto.ca/legdocs/mmis/2024/pb/bgrd/backgroundfile-244589.pdf>)

Communications

(March 28, 2024) Letter from Philip Evans, ERA Architects (PB.New)

(<https://www.toronto.ca/legdocs/mmis/2024/pb/comm/communicationfile-178322.pdf>)

Motions

Motion to Adopt Item moved by Adam Wynne (Carried)