



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

Phone 416-392-4666

E-mail hertpb@toronto.ca

Chair Julia Rady

PB16.13	ACTION	Adopted		Ward: 13
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68 Wellesley Street East - Refusal of Application for Alterations to Designated Heritage Properties Under Part IV, Section 33 of the Ontario Heritage Act

Board Decision

The Toronto Preservation Board recommends that:

1. City Council refuse the alterations to the designated heritage property at 68 Wellesley Street East in accordance with Section 33 of the Ontario Heritage Act as found in the plans and drawings prepared by Quadrangle Architects Limited, dated December 15, 2023 and the Heritage Impact Assessment prepared by ERA Architects, dated January 23, 2024.
2. In the event of an appeal to the Ontario Lands Tribunal, City Council authorize the City Solicitor and the necessary City staff to attend the Ontario Land Tribunal hearing in opposition to the appeal.

Decision Advice and Other Information

Dan Dibartolo, Planner, Urban Design, Heritage Planning, City Planning gave a presentation on 68 Wellesley Street East - Refusal of Application for Alterations to Designated Heritage Properties Under Part IV, Section 33 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 [PB16.13](#) 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 refuse the application under Section 33 of the Ontario Heritage Act to construct a new structure on the designated heritage property at 68 Wellesley Street East (which includes convenience addresses of 70-78 Wellesley and 505-509½ Church Street) in connection with the development of the properties at 68 Wellesley Street.

On January 30, the City received an Official Plan and Rezoning application for a 28-storey mixed-use building in conjunction with an application for Site Plan approval for the proposed development. The project would have a non-residential gross floor area of 620 square meters, and a residential gross floor area of 16,903 square metres with 258 dwelling units.

The Site contains the properties located at 68 Wellesley Street East (convenience addresses: 70, 72, 74, 76, 78, 78A Wellesley Street and 505, 507, 509 and 509 1/2 Church Street). Collectively known as the William McBean Terrace, these properties are designated under Part IV of the Ontario Heritage Act under By-law 914-2014. Constructed in the late 19th century, the built form of the William McBean Terrace is a contiguous row of 2 ½ storey row houses designed in the Second Empire style with a mansard roof, projecting dormers, and decorative detailing. The property was first listed on the City of Toronto's Inventory of Heritage Properties in 1974.

The owner has submitted an application to alter the designated heritage property under Section 33 of the Ontario Heritage Act and this report recommends the application be refused.

Background Information

(March 12, 2024) Report and Attachments 1 - 4 from the Acting Senior Manager, Heritage Planning, Urban Design, City Planning on 68 Wellesley Street East - Refusal of Application for Alterations to Designated Heritage Properties Under Part IV, Section 33 of the Ontario Heritage Act

(<https://www.toronto.ca/legdocs/mmis/2024/pb/bgrd/backgroundfile-244463.pdf>)

Staff Presentation on 68 Wellesley Street East - Refusal of Application for Alterations to Designated Heritage Properties Under Part IV, Section 33 of the Ontario Heritage Act

(<https://www.toronto.ca/legdocs/mmis/2024/pb/bgrd/backgroundfile-244630.pdf>)

Speakers

Sharon Hong, ERA Architects

Paul Farrelly, Church Wellesley Neighbourhood Association

Motions

Motion to Adopt Item moved by Julia Rady (Carried)

Vote (Adopt Item)

Mar-28-2024

Result: Carried	Majority Required
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Yes: 9	Koorosh Attarian, Yeo-Jin (Katerina) Bong, Paul Cordingley, Matthew Gregor, Alex Grenzebach, Geoff Kettel, Mitchell May, Julia Rady (Chair), Wendy Wong
No: 0	
Absent: 3	Robert Allsopp, Parthi Kandavel, Adam Wynne (Interest Declared)

Declared Interests

The following member(s) declared an interest:

Adam Wynne - As the site is within the Business Improvement Area that he work for.