

Toronto Preservation Board

Meeting No.	20	Contact	Tanya Spinello, Committee Administrator
Meeting Date	Thursday, July 4, 2024	Phone	416-397-4592
Start Time	9:30 AM	E-mail	hertpb@toronto.ca
Location	Video Conference	Chair	Julia Rady

PB20.3	ACTION	Adopted		Ward: 13
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105 Maitland Street - Alterations to Heritage Attributes on Designated Heritage Properties Under Part IV, Section 33 of the Ontario Heritage Act

Board Decision

The Toronto Preservation Board recommends that:

1. City Council approve the alterations proposed to the heritage buildings at 99-113 Maitland Street, in accordance with Section 33 of the Ontario Heritage Act, to allow for the replacement of original single pane wooden windows in accordance with the technical specifications, plans and drawings dated June 24, 2022 by Reid Jones Christoffersen Ltd (RJC), received May 15, 2024 and the Condition Assessment document prepared by ERA Architects Inc., dated May 5, 2022 and revised March 7, 2023 and a separate Condition Assessment document prepared by Read Jones Christoffersen Ltd. (RJC), dated November 10, 2023.

Origin

(June 17, 2024) Report from the Acting Senior Manager, Heritage Planning, Urban Design, City Planning

Summary

At its meeting on July 4, 2024 the Toronto Preservation Board considered Item [PB20.3](#) and made recommendations to City Council.

This report recommends that City Council approve the alterations proposed for the heritage property at 105 Maitland Street under Part IV Section 33 of the Ontario Heritage Act. The subject property, known as the National Ballet School, includes buildings with entrance addresses of 99-101, 103-105, 111 Maitland Street and 113 Maitland Street.

The subject property is designated under Part IV of the Ontario Heritage Act under Designation By-law 688-2001 for their design and physical value. 99-101 Maitland Street was constructed

in 1888 as semi-detached houses, 103 and 105 Maitland Street date to 1872 and 1871, and 113 Maitland Street was constructed in 1871. 111 Maitland Street was constructed in 1911 as the Society of Friends Meeting House.

The proposal involves the replacement of the existing single pane wooden windows with new double glazed units with wood frames and sashes that match the dimensions and profiles of the existing windows being replaced. The original stained glass transoms will be incorporated into the new units. Original segmental-headed windows that have been modified will be reinstated. The large arched windows at 111 Maitland Street will be retained, repaired and repainted. New removable wooden storms will be constructed and installed to match the existing windows. The proposed replacements are consistent with the standard for in-kind replacement of deteriorated character defining elements within the Standards and Guidelines for the Conservation of Historic Places in Canada and are consistent with the policy framework for the conservation of significant heritage resources. The impacts of the replacement windows are appropriately mitigated through the overall conservation strategy.

Background Information

(June 17, 2024) Report and Attachments 1 to 5 from the Acting Senior Manager, Heritage Planning, Urban Design, City Planning on 105 Maitland Street - Alterations to Heritage Attributes on Designated Heritage Properties Under Part IV, Section 33 of the Ontario Heritage Act

(<https://www.toronto.ca/legdocs/mmis/2024/pb/bgrd/backgroundfile-246987.pdf>)