

### Toronto Preservation Board

**Meeting No.:** 38

**Meeting Date:** Wednesday, December 10, 2025

**Start Time:** 9:30 AM

**Location:** Committee Room 2, City Hall/Video Conference

**Contact:** Tanya Spinello, Committee Administrator

**Phone:** 416-397-4592

**E-mail:** [hertpb@toronto.ca](mailto:hertpb@toronto.ca)

**Chair:** Julia Rady

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## **PB38.4 - 180 Queen's Drive - Notice of Intention to Designate a Property under Part IV, Section 29 of the Ontario Heritage Act**

**Decision Type:** ACTION

**Status:** Adopted

**Ward:** 5 - York South - Weston

### **Board Decision**

The Toronto Preservation Board recommends that:

1. City Council state its intention to designate the property at 180 Queen's Drive under Part IV, Section 29 of the Ontario Heritage Act in accordance with the Statement of Significance for 180 Queen's Drive (Reasons for Designation) attached as Attachment 1 to the report (December 2, 2025) from the Senior Manager, Heritage Planning, Urban Design, City Planning.
2. If there are no objections to the designation, City Council authorize the City Solicitor to introduce the Bill in Council designating the properties under Part IV, Section 29 of the Ontario Heritage Act.

### **Origin**

(December 2, 2025) Report from the Senior Manager, Heritage Planning, Urban Design, City Planning

### **Summary**

At its meeting on December 10, 2025 the Toronto Preservation Board considered Item [PB38.4](#) and made recommendations to City Council.

### **Summary from the report (December 2, 2025) from the Senior Manager, Heritage Planning, Urban Design, City Planning:**

This report recommends that City Council state its intention to designate the property at 180 Queen's Drive under Part IV, Section 29 of the Ontario Heritage Act for its cultural heritage value according to the Statement of Significance and description of heritage attributes found in Attachment 1.

The subject property is located on the northeast corner of Queen's Drive and Pine Street in the Weston neighbourhood. The property comprises of a spacious corner lot with the house set back deeply on the parcel. A location map and current photographs of the heritage property is found in Attachment 2.

The property at 180 Queen's Drive, Oliver Master House, features a substantial, three-storey house constructed in the Shingle style in 1911. The red-brick house is distinguished by its multiple, shingle-clad gables, broad verandah, and stone corner tower. The property was commissioned for Oliver Master, a prominent insurance broker, Weston village councillor (1912-13) and civic leader.

The property at 180 Queen's Drive was listed on the City's Heritage Register on December 15, 2021.

Staff have determined that the property at 180 Queen's Drive has cultural heritage value and meets three of the Ontario Regulation 9/06 criteria prescribed for municipal designation under Part IV, Section 29 of the Ontario Heritage Act. A property may be designated under Part IV, Section 29 of the Ontario Heritage Act, if it meets two or more of the nine criteria.

Designation enables City Council to review proposed alterations or demolitions to the properties and enforce heritage property standards and maintenance.

The Committee of Adjustment issued Notices of Decision on August 14, 2025 for the subject property that include the Consent Application 24210323WET05CO that was refused to sever the property into two residential lots and the Minor Variance Application 24210335WET05MV that was refused to allow for the development of a new fourplex dwelling. The property at 180 Queen's Drive is currently subject to a scheduled hearing on February 9, 2026 at Toronto Local Appeal Body (TLAB) because of appeals to the refusal of the two applications by the Committee of Adjustment.

### **Background Information**

(December 2, 2025) Report and Attachments 1 to 3 from the Senior Manager, Heritage Planning, Urban Design, City Planning on 180 Queen's Drive - Notice of Intention to Designate a Property under Part IV, Section 29 of the Ontario Heritage Act (<https://www.toronto.ca/legdocs/mmis/2025/pb/bgrd/backgroundfile-260920.pdf>)

(December 5, 2025) Letter from Julia Rady, Chair, Toronto Preservation Board on Introduction of New Business - 180 Queen's Drive - Notice of Intention to Designate a Property under Part IV, Section 29 of the Ontario Heritage Act (<https://www.toronto.ca/legdocs/mmis/2025/pb/bgrd/backgroundfile-260934.pdf>)

### **Communications**

(December 10, 2025) E-mail from Nicole Corrado (PB.New)