

Delegated Inclusion of Listed Properties on the Heritage Register in 2024

Date: March 3, 2025

To: Planning and Housing Committee

From: Chief Planner and Executive Director, City Planning

Wards: All

SUMMARY

Section 103-8.7 D. of the City of Toronto Municipal Code requires the Chief Planner to prepare a report for information to City Council on the properties included in the Heritage Register in 2024 as listed properties through the delegated authority of the Chief Planner.

In 2024, five properties on one development site were listed in the Heritage Register using the Chief Planner's delegated authority:

5 Huntley Street,
2-4 Earl Street
6-8 Earl Street

The delegated authority to list properties in the Heritage Register has contributed to the City's timely response to development applications and has ensured that Council is not precluded from considering whether a property merits designation under section 29 of the Ontario Heritage Act.

FINANCIAL IMPACT

City Planning confirms there are no financial implications resulting from the recommendations included in this report in the current budget year or in future years.

The Chief Financial Officer and Treasurer has reviewed this report and agrees with the information as presented in the Financial Impact Section.

DECISION HISTORY

At its meeting on March 29, 2023, City Council considered a report from the City Manager and the Chief Planner and Executive Director, City Planning "Implementing Bill 23 - Amendments to the Heritage Act and Proposed Amendments to the Municipal Code: Chapter 103 - Heritage". Council adopted recommendations to amend City of Toronto Municipal Code Chapter 103, Heritage, including to grant the Chief Planner focused delegated authority to list properties in the Heritage Register according to prescribed criteria.

<https://secure.toronto.ca/council/agenda-item.do?item=2023.PH2.11>

COMMENTS

On January 1, 2023, amendments to the OHA through Bill 23 were proclaimed into force, requiring significant changes to how the City conserves its cultural heritage resources, particularly with respect to listing properties in the Heritage Register. The OHA amendments placed restrictions on Council's ability to designate a property that is subject to a development application, if the property is not listed in the City's Heritage Register before a notice of complete application is issued by City Clerks. Given the very limited time available to list a property involved in a development application, and the limitations of scheduled committee and council meetings needed to adopt a listing, this provision placed the largest immediate risk before Council.

As an initial response to Bill 23, staff recommended that Council delegate focused administrative authority to the Chief Planner and Executive Director, City Planning to ensure that Council can make timely and informed decisions with respect to land use planning and heritage conservation. Authority was delegated to the Chief Planner and Executive Director on March 29, 2023 to include a property in the Heritage Register when:

- that property is believed to be of cultural heritage value and where it meets at least two of the Provincial Criteria for holding cultural heritage value or interest (the amended OHA requires a property to meet one criterion)
- when it is subject to a privately initiated Official Plan Amendment, Zoning By-law Amendment, and/or Draft Plan of Subdivision application

Council also directed the Chief Planner to report annually on those properties listed in the Heritage Register using delegated authority.

Properties Included in the Heritage Register by Delegated Authority

In 2024, five properties on one development site met the prescribed criteria for inclusion on the Heritage Register through delegated authority and were listed accordingly. The five properties are;

5 Huntley Street,
2-4 Earl Street

6-8 Earl Street

A notice of decision to include each of these subject properties on the Heritage Register is publicly available at <https://www.toronto.ca/city-government/planningdevelopment/heritage-preservation/delegated-listing>.

The properties at 5 Huntley Street, 2-4 Earl Street, and 6-8 Earl Street are within a single proposed development site. Listing the subject properties through delegated authority completed the listing process prior to a notice of complete application under the Planning Act to ensure that cultural heritage value will be conserved as part of the development, where the property is recommended for designation under the OHA.

CONTACT

Gary Miedema, Project Manager, Heritage Planning, Urban Design, City Planning
416-338-1091; Gary.Miedema@toronto.ca

Mary L. MacDonald, Senior Manager, Heritage Planning, Urban Design, City Planning
416-392-1973; Mary.MacDonald@toronto.ca

SIGNATURE

Jason Thorne
Chief Planner and Executive Director
City Planning