

### Toronto Preservation Board

**Meeting No.:** 35

**Meeting Date:** Monday, September 22, 2025

**Start Time:** 9:30 AM

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

**Contact:** Tanya Spinello, Committee Administrator

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**Chair:** Julia Rady

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## **PB35.2 - 134 Carlton Street - Notice of Intention to Designate a Property under Part IV, Section 29 of the Ontario Heritage Act**

**Decision Type:** ACTION

**Status:** Adopted

**Ward:** 13 - Toronto Centre

### **Board Decision**

The Toronto Preservation Board recommends that:

1. City Council state its intention to designate the property at 134 Carlton Street under Part IV, Section 29 of the Ontario Heritage Act in accordance with the Statement of Significance for 134 Carlton Street (Reasons for Designation) attached as Attachment 1, to the report (August 22, 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 property under Part IV, Section 29 of the Ontario Heritage Act.

### **Origin**

(August 22, 2025) Report from the Senior Manager, Heritage Planning, Urban Design, City Planning

### **Summary**

At its meeting on September 22, 2025 the Toronto Preservation Board considered Item [PB35.2](#) and made recommendations to City Council.

### **Summary from the report (August 22, 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 134 Carlton Street 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 at 134 Carlton Street is located between Homewood Avenue and Jarvis Street in the Cabbagetown-South St. James Town neighbourhood. A location map and current photograph of the heritage property is found in Attachment 2.

The "LaVerne Apartments" is a three-storey, flat-roof building that was commissioned in 1926 for Dr. Oscar A. McNichol and designed by the architectural firm of Baldwin and Green in the Neoclassical style. The property continues to serve as apartments.

Staff have determined that the property at 134 Carlton Street 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.

The property was listed on the City's Heritage Register on April 17, 2024.

## **Background Information**

(August 22, 2025) Report and Attachments 1 to 3 from the Senior Manager, Heritage Planning, Urban Design, City Planning on 134 Carlton Street - 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-258300.pdf>)

## **Communications**

(September 22, 2025) E-mail from Nicole Corrado (PB.New)

## **Declared Interests**

The following member(s) declared an interest:

Mitchell May - Currently providing architectural services for renovations to the building and is working as project manager.

Written Declaration: <https://secure.toronto.ca/council/declared-interest-file.do?id=12683>