

Toronto Preservation Board

Meeting No.: 37

Meeting Date: Tuesday, November 18, 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

PB37.1 - 262-264 St. George Street - Notice of Intention to Designate a Property under Part IV, Section 29 of the Ontario Heritage Act

Decision Type: ACTION

Status: Adopted

Ward: 11 - University - Rosedale

Board Decision

The Toronto Preservation Board recommends that:

1. City Council state its intention to designate the properties at 262-264 St. George Street under Part IV, Section 29 of the Ontario Heritage Act in accordance with the Statement of Significance for 262-264 St. George Street (Reasons for Designation) attached as Attachment 1 to the report (October 28, 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

(October 28, 2025) Report from the Senior Manager, Heritage Planning, Urban Design, City Planning

Summary

At its meeting on November 18, 2025 the Toronto Preservation Board considered Item [PB37.1](#) and made recommendations to City Council.

Summary from the report (October 28, 2025) from the Senior Manager, Heritage Planning, Urban Design, City Planning:

This report recommends that City Council state its intention to designate the properties at 262-264 St. George Street under Part IV, Section 29 of the Ontario Heritage Act for their cultural heritage value according to the Statement of Significance, which includes a description of heritage attributes, found in Attachment 1.

The subject properties at 262-264 St. George Street are located on the west side of St. George Street between Dupont Street and Bernard Avenue in the Annex neighbourhood. A location map and current photographs of the subject properties are found in Attachment 2.

The properties at 262-264 St. George Street contain two 3-storey semi-detached properties within a house-form building constructed in 1893 and designed in the Annex style. The properties maintain and support the historic character of the Annex neighbourhood, which features an intermingling of the neighbourhood's earliest single family homes, that retain their architectural form and grandeur following the 1920s conversion to apartment houses and multi-tenant rooming houses to accommodate a rapidly growing population in the post-war era, alongside mid-century low- to high-rise apartment buildings.

262-264 St. George Street were listed on the City's Heritage Register on July 2, 1974.

Staff have determined that the subject properties at 262-264 St. George Street have cultural heritage value and meet 4 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.

A development application for Official Plan and Zoning By-law Amendment Application was made with the City for the subject properties. The proposed development is a 12-storey residential building where the applicant proposes to integrate the subject properties into the base of the new construction through partial in-situ retention. The new construction will be set back behind the rebuilt roofline of the subject properties.

A Heritage Impact Assessment (HIA) is required for all development applications that affect listed and designated properties to determine how a heritage property is proposed to be conserved. An HIA, prepared by Hobson Built Heritage dated May 18, 2025, has been submitted.

The properties are subject to a Prescribed Event. Clerks issued a complete application notice on June 16, 2025. The owner provided a waiver to extend the time period for Council to make a decision with no expiry date.

Background Information

(October 28, 2025) Report and Attachments 1 to 3 from the Senior Manager, Heritage Planning, Urban Design, City Planning on 262-264 St. George 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-259741.pdf>)

Communications

(November 16, 2025) Letter from Sandra Shaul, The Annex Residents' Association (PB.Supp)

(<https://www.toronto.ca/legdocs/mmis/2025/pb/comm/communicationfile-198017.pdf>)

(November 18, 2025) E-mail from Nicole Corrado (PB.New)

Speakers

Megan Hobson, Hobson Built Heritage Consulting

