



Decision Letter

Toronto Preservation Board

Meeting No. 30

Meeting Date Tuesday, April 1, 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

PB30.5	ACTION	Adopted		Ward: 23
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5933 and 5951 Steeles Avenue East - Alterations to Heritage Properties and Authority to Enter into a Heritage Easement Agreement

Board Decision

The Toronto Preservation Board recommends that:

1. City Council consent to the application to alter the designated heritage properties at 5933 Steeles Avenue East and 5951 Steeles Avenue East, in accordance with Section 33 of the Ontario Heritage Act, with such alterations substantially in accordance with the plans and drawings prepared by Ware Malcomb Inc., dated October 18, 2024, and on file with the Senior Manager, Heritage Planning, Urban Design, City Planning, and the Heritage Impact Assessment, prepared by ERA Architects Inc., dated February 13, 2025, and on file with the Senior Manager, Heritage Planning, Urban Design, City Planning, all subject to and in accordance with the Conservation Plan satisfactory to the Senior Manager, Heritage Planning, Urban Design, City Planning, and subject to the following additional conditions:

a. that prior to final Site Plan approval for the proposal, for the property located at 5883-5951 Steeles Avenue East, the owners shall:

1. provide final Site Plan drawings substantially in accordance with the approved Conservation Plans required in Recommendation 1.b.2 below to the satisfaction of the Senior Manager, Heritage Planning, Urban Design, City Planning;
2. provide a Heritage Lighting Plan that describes how the exterior of the heritage properties will be sensitively illuminated to enhance their heritage character to the satisfaction of the Senior Manager, Heritage Planning, Urban Design, City Planning, and thereafter shall implement such Plans to the

satisfaction of the Senior Manager, Heritage Planning, Urban Design, City Planning;

3. provide a detailed Landscape Plan for the subject properties, to the satisfaction of the Senior Manager, Heritage Planning, Urban Design, City Planning;

4. provide an Interpretation Plan for the subject properties, to the satisfaction of the Senior Manager, Heritage Planning, Urban Design, City Planning, and thereafter shall implement such Plans to the satisfaction of the Senior Manager, Heritage Planning, Urban Design, City Planning; and

5. submit Signage Plans for the subject properties, to the satisfaction of the Senior Manager, Heritage Planning, Urban Design, City Planning.

b. that prior to the issuance of any permit for the work described in the Site Plan application, including a heritage permit or a building permit, but excluding permits for repairs and maintenance and usual and minor works for the existing heritage buildings as are acceptable to the Senior Manager, Heritage Planning, Urban Design, City Planning, the owners shall:

1. enter into Heritage Easement Agreements with the City of Toronto for the heritage properties at 5933 Steeles Avenue East and 5951 Steeles Avenue East, in accordance with the plans and drawings by Ware Malcomb Inc., dated October 18, 2024, and on file with the Senior Manager, Heritage Planning, Urban Design, City Planning, the Heritage Impact Assessment, prepared by ERA Architects Inc., dated February 13, 2025, and in accordance with Conservation Plans required in Recommendation 1.b.2 below to the satisfaction of the Senior Manager, Heritage Planning, Urban Design, City Planning, including registration on title of such agreements to the satisfaction of the City Solicitor;

2. provide detailed Conservation Plans, prepared by a qualified heritage consultant that are consistent with the conservation strategy set out in the Heritage Impact Assessment, prepared by ERA Architects Inc., dated February 13, 2025, to the satisfaction of the Senior Manager, Heritage Planning, Urban Design, City Planning;

3. provide building permit drawings, including notes and specifications for the conservation and protective measures keyed to the approved Conservation Plans required in Recommendation 1.b.2 above, including a description of materials and finishes, to be prepared by the project architect and a qualified heritage consultant to the satisfaction of the Senior Manager, Heritage Planning, Urban Design, City Planning;

4. provide Letters of Credit, including provision for upwards indexing, in a form and amount and from a bank satisfactory to the Senior Manager, Heritage

Planning, Urban Design, City Planning, to secure all work included in the approved Conservation Plans and Interpretation Plan; and

5. provide full documentation of the existing heritage property, including two (2) printed sets of archival quality 8" x 10" colour photographs with borders in a glossy or semi-gloss finish and one (1) digital set on a USB flash drive in tiff format and 600 dpi resolution keyed to a location map, elevations and measured drawings, and copies of all existing interior floor plans and original drawings as may be available, to the satisfaction of the Senior Manager, Heritage Planning, Urban Design, City Planning.

c. that prior to the release of the Letter of Credit required in Recommendation 1.b.4 above, the owner shall:

1. provide a letter of substantial completion prepared and signed by a qualified heritage consultant confirming that the required conservation work and the required interpretive work has been completed in accordance with the Conservation Plans and Interpretation Plan and that an appropriate standard of conservation has been maintained, all to the satisfaction of the Senior Manager, Heritage Planning, Urban Design, City Planning; and

2. provide replacement Heritage Easement Agreement photographs to the satisfaction of the Senior Manager, Heritage Planning, Urban Design, City Planning.

2. City Council authorize the entering into of a Heritage Easement Agreement under Section 37 of the Ontario Heritage Act with the owner of 5933 Steeles Avenue East and 5951 Steeles Avenue East in a form and content satisfactory to the City Solicitor and the Chief Planner and Executive Director, City Planning.

3. City Council authorize the City Solicitor to introduce the necessary Bill in Council authorizing the entering into of a Heritage Easement Agreement for the properties at 5933 Steeles Avenue East and 5951 Steeles Avenue East.

Decision Advice and Other Information

Neil MacKay, Heritage Planner, Development Review, Urban Design, City Planning gave a presentation on 5933 and 5951 Steeles Avenue East - Alterations to Heritage Properties and Authority to Enter into a Heritage Easement Agreement.

Origin

(March 17, 2025) Report from the Senior Manager, Heritage Planning, Urban Design, City Planning

Summary

At its meeting on April 1, 2025 the Toronto Preservation Board considered Item [PB30.5](#) and made recommendations to City Council.

Summary from the report (March 17, 2025) from the Senior Manager, Heritage Planning, Urban Design, City Planning:

This report recommends that City Council approve the alterations proposed for the designated heritage properties at 5933 Steeles Avenue East (Underwood House) and 5951 Steeles Avenue East (William Stonehouse House) under Section 33 of the Ontario Heritage Act in connection with the proposed development of the subject property, and that Council grant authority to enter into a Heritage Easement Agreement.

The development site, 5883-5951 Steeles Avenue East, is located on the south side of Steeles Avenue East, east of Middlefield Road and west of Markham Road, in Scarborough. The northeast corner of the approximately 7.3-hectare development site includes two properties designated under Part IV, Section 29, of the Ontario Heritage Act:

- 5933 Steeles Avenue East, a representative example of late 19th-Century Victorian farmhouse with an L-shaped plan and brick masonry; and
- 5951 Steeles Avenue East, a representative example of a Regency Cottage with a square plan and brick masonry.

In February 2024, a Zoning By-law Amendment application was approved to permit industrial uses and limited commercial uses on the subject property. The development is now the subject of a Heritage Permit application under the Ontario Heritage Act and an application for Site Plan Approval under the Planning Act.

Heritage Planning staff are satisfied the proposed alterations conserve the onsite and adjacent heritage buildings and are consistent with the policy framework. The heritage impacts of the development proposal are appropriately mitigated through the overall conservation strategy.

Background Information

(March 17, 2025) Report and Attachments 1 to 4 from the Senior Manager, Heritage Planning, Urban Design, City Planning on 5933 and 5951 Steeles Avenue East - Alterations to Heritage Properties and Authority to Enter into a Heritage Easement Agreement

(<https://www.toronto.ca/legdocs/mmis/2025/pb/bgrd/backgroundfile-253844.pdf>)

Attachment 5 - Designation By-law 107-2007

(<https://www.toronto.ca/legdocs/mmis/2025/pb/bgrd/backgroundfile-253596.pdf>)

Attachment 6 - Designation By-law 904-2006

(<https://www.toronto.ca/legdocs/mmis/2025/pb/bgrd/backgroundfile-253597.pdf>)

Staff Presentation on 5933 and 5951 Steeles Avenue East - Alterations to Heritage Properties and Authority to Enter into a Heritage Easement Agreement

(<https://www.toronto.ca/legdocs/mmis/2025/pb/bgrd/backgroundfile-254226.pdf>)

Speakers

Noah McGillivray, Senior Project Manager, ERA Architects

Dan Eylon, ERA Architects

Declared Interests

The following member(s) declared an interest:

Mitchell May - Current employer previously consulted on this project.

Written Declaration: <https://secure.toronto.ca/council/declared-interest-file.do?id=12419>