



Decision Letter

Toronto Preservation Board

Meeting No. 26	Contact Tanya Spinello, Committee Administrator
Meeting Date Wednesday, January 8, 2025	Phone 416-397-4592
Start Time 9:30 AM	E-mail hertpb@toronto.ca
Location Committee Room 1, City Hall/Video Conference	Chair Julia Rady

PB26.4	ACTION	Adopted		Ward: 13
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84 Maitland Street - Inclusion on the Heritage Register

Board Decision

The Toronto Preservation Board recommends that:

1. City Council include 84 Maitland Street (including entrance address 82 Maitland Street) on the City of Toronto's Heritage Register in accordance with the Listing Statement (Reasons for Inclusion) attached as Attachment 1 to the report, December 13, 2024, from the Senior Manager, Heritage Planning, Urban Design, City Planning.

Decision Advice and Other Information

Lindsay Parsons, Assistant Planner, Policy and Research, Urban Design, City Planning gave a presentation on 84 Maitland Street - Inclusion on the Heritage Register.

Origin

(December 13, 2024) Report from the Senior Manager, Heritage Planning, Urban Design, City Planning

Summary

At its meeting on January 8, 2025 the Toronto Preservation Board considered Item [PB26.4](#) and made recommendations to City Council.

Summary from the report (December 13, 2025) from the Senior Manager, Heritage Planning, Urban Design, City Planning:

This report recommends that City Council include 84 Maitland Street (including entrance address 82 Maitland Street) on the City of Toronto's Heritage Register for its cultural heritage value and interest according to the Listing Statement (Reasons for Inclusion) found in Attachment 1.

The subject property at 84 Maitland Street is located on the north side of Maitland Street between Church Street and Jarvis Street in the Church-Wellesley neighbourhood. It contains an early-20th century brick apartment building, known as the Royal George Apartments, constructed in 1911. A location map and current photograph of the heritage property is found in Attachment 1.

The property recommended for inclusion on the City's Heritage Register has been researched and evaluated by staff using the criteria prescribed in Ontario Regulation 9/06 and meets one or more of the provincial criteria for determining cultural heritage value or interest and is believed to be of cultural heritage value or interest.

Under the Ontario Heritage Act (the Act), a municipal heritage register may include properties that have not been designated but Council believes to be of "cultural heritage value or interest", and that meet one or more of the provincial criteria for determining whether they are of cultural heritage value or interest. The Act limits listing to a period of two years.

The Act requires that, should a property be subject to an Official Plan Amendment, Zoning By-law Amendment and/or Draft Plan of Subdivision Application, properties must be listed on the heritage register prior to Part IV designation and before the occurrence of a prescribed event. A prescribed event is a point of time when the application for an Official Plan Amendment, Zoning By-law Amendment and/or Draft Plan of Subdivision Application has been deemed complete and the City Clerk provides notice of that complete application to the public in accordance with the Planning Act.

The listing of non-designated properties on the municipal heritage register under the Act extends interim protection from demolition and provides an opportunity for City Council to determine whether the property warrants conservation through designation under the Act should a development or demolition application be submitted.

Properties on the Heritage Register will be conserved and maintained in accordance with the Official Plan Heritage Policies. Heritage Impact Assessments (HIA) are required for development applications that affect listed properties.

Background Information

(December 13, 2024) Report and Attachment 1 from the Senior Manager, Heritage Planning, Urban Design, City Planning on 84 Maitland Street - Inclusion on the Heritage Register (<https://www.toronto.ca/legdocs/mmis/2025/pb/bgrd/backgroundfile-251669.pdf>)