

481 and 483 Church Street - Inclusion on the Heritage Register

Date: January 29, 2025

To: Toronto Preservation Board

Toronto East York Community Council

From: Senior Manager, Heritage Planning, Urban Design, City Planning

Wards: 13 – Toronto Centre

SUMMARY

This report recommends that City Council include 481 and 483 Church Street (including entrance address 483A Church Street) on the City of Toronto's Heritage Register for their cultural heritage value and interest according to the Listing Statement (Reasons for Inclusion) found in Attachment 1.

The subject properties at 481 and 483 Church Street are located on the east side of Church Street between Maitland Street and Wellesley Street East in the Church-Wellesley neighbourhood. The property at 481 Church Street contains a 3-storey house-form building and the property at 483 Church Street contains a two-and-a-half storey house-form building, both constructed circa 1870. A 2-storey storefront addition was added across the front façades of both properties in the early 20th century. A location map and current photograph of the property are found in Attachment 1.

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

On January 1, 2023, amendments to the Ontario Heritage Act (the Act) through the More Homes Built Faster Act, 2022 (Bill 23) came into effect. Under the Act, as amended, 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 now also limits listing to a period of two years.

As of January 1, 2023, 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 also 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.

RECOMMENDATIONS

The Senior Manager, Heritage Planning, Urban Design, City Planning, recommends that:

1. City Council include 481 and 483 Church Street (Including entrance address 483A Church 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, January 29, 2025, from the Senior Manager, Heritage Planning, Urban Design, City Planning.

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

On October 8, 2013, City Council adopted the Urban Design Guidelines for North Downtown Yonge. The properties located at 481 and 483 Church Street were identified in the Urban Design Guidelines as having potential heritage value. [Item – 2013.TE26.14](#)

POLICY AND REGULATION CONSIDERATIONS

The conservation of cultural heritage resources is an integral component of good planning, contributing to a sense of place, economic prosperity, and healthy and equitable communities. Heritage conservation in Ontario is identified as a provincial interest under the Planning Act. <https://www.ontario.ca/laws/statute/90p13>

Further, the policies and definitions of the Provincial Planning Statement (2024) identify the Ontario Heritage Act as the primary legislation through which heritage evaluation and heritage conservation will be implemented.

[Provincial Planning Statement, 2024 \(ontario.ca\)](#)

Ontario Regulation 9/06 sets out the criteria for evaluating properties to be included in the Heritage Register under subsection 27 (1) of the Ontario Heritage Act. The criteria are based on an evaluation of design/physical value, historical and associative value and contextual value. A property may be included on the Heritage Register as a non-designated property if the property meets one or more of the provincial criteria for determining whether it is of cultural heritage value or interest.

<https://www.ontario.ca/laws/regulation/060009>

Official Plan

The City of Toronto's Official Plan implements the provincial policy regime and provides policies to guide decision making within the City. It contains a number of policies related to properties on the City's Heritage Register and properties adjacent to them, as well as the protection of areas of archaeological potential. The Official Plan should be read as a whole to understand its comprehensive and integrative intent as a policy framework for priority setting and decision making. The Official Plan can be found here:

<https://www.toronto.ca/city-government/planning-development/official-plan-guidelines/official-plan/>

COMMENTS

Identifying properties of cultural heritage value or interest is an essential part of a municipality's role in heritage conservation. Including non-designated properties in the municipal register is a means to identify properties that the City believes to have cultural heritage value or interest.

The subject property at 481 Church Street is a 3-storey house-form building with Second Empire detailing evident in the mansard roof. The subject property at 483 Church Street (including entrance address 483A Church Street) is a two-and-a-half storey house-form building. Both constructed circa 1870, the subject properties were converted to commercial uses in the early-20th century when a 2-storey storefront addition was added to the front facades.

The properties are located in the core of the Church-Wellesley neighbourhood (also known as The Village). In 2013, the properties were identified as having potential heritage value through the North Downtown Yonge Urban Design Guidelines. Community interest in the properties has been expressed through a nomination for heritage evaluation in September 2021.

The subject properties have been identified as having contextual value. More detailed historical research conducted through a future evaluation for potential designation under Part IV of the Ontario Heritage Act may determine additional cultural heritage values for the property.

Inclusion of (non-designated) properties on the City's Heritage Register

Non-designated listed properties do not have any protection under the Ontario Heritage Act, except insofar as an owner must give Council at least 60 days' notice of their intention to demolish or remove a structure on the property. Properties that are listed on the City's Heritage Register are flagged for review by Heritage Planning staff once a demolition permit has been submitted and owners must follow established Notice requirements under the Ontario Heritage Act following this action.

Although inclusion on the Heritage Register as a listed property provides interim protection from demolition, it does not preclude an owner's ability to make exterior and interior alterations in the case when demolition or a development application is not involved.

Listing does not trigger maintenance requirements over and above existing property standards and it does not restrict altering, removing or adding any features on the property. It does not allow the City to withhold a building permit for non-demolition related alterations and it does not preclude a property from undergoing renovation.

A municipality is not required to consult with property owners or the public before including non-designated properties on the municipal register under the Act. The City's current practice, developed prior to Bill 23 amendments to the Act coming into effect, notifies property owners and invites them to attend the Toronto Preservation Board meeting to discuss the recommendation of a property's inclusion on the City's Heritage Register. There is also an opportunity for owners and the public to share concerns (in person or writing) when Community Council or Planning and Housing Committee considers a heritage related matter.

Short descriptive listings are prepared using a method by which properties are identified and recommended for inclusion on the Heritage Register. This approach to listing provides sufficient information to meet the requirements of Section 27 of the Act to list a non-designated property on the Heritage Register.

Brief statements, named "Reasons for Inclusion", are prepared for all recommended properties explaining why the property is believed to have cultural heritage value and how it meets one or more of the provincial criteria under O. Reg 9/06 providing a preliminary evaluation of the cultural heritage value or interest of the property. The

description may include features of the property that may warrant conservation should the property be subject to development and/or further evaluated and determined to merit designation under Part IV of the Act. Location map and photographs are included in each Reasons for Inclusion.

Through Bill 108 and Bill 23, amendments were made to the Ontario Heritage Act to establish a process whereby owners can object to a property's listing on the Heritage Register and, should they do so, a subsequent decision on the listing must be made by the municipality. Owners can object to listings at any time. Chapter 103 of the Toronto Municipal Code establishes the process for Council consideration of objections to properties included on the Heritage Register.

CONCLUSION

Following research and evaluation of the properties at 481 and 483 Church Street (Including entrance address 483A Church Street) according to Ontario Regulation 9/06, it has been determined that the properties meet one or more provincial criteria and merit inclusion on the City's Heritage Register. The Listing Statement (Reason for Inclusion) is presented in Attachment 1.

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ATTACHMENTS

Attachment 1 – 481 and 483 Church Street Listing Statement (Reasons for Inclusion)

Listing Statement (Reasons for Inclusion)

Staff have undertaken research and evaluation for the properties at 481 and 483 Church Street and believe that the properties have cultural heritage value or interest and meet at least one or more of the criteria prescribed in Ontario Regulation 9/06 for including a non-designated property on a municipal register under Section 27 of the Ontario Heritage Act. The subject properties may meet additional criteria, which could be informed by community engagement and determined through further research and evaluation.

Listing Statement:

Description: Located in the Church-Wellesley neighbourhood on the east side of Church Street between Maitland Street and Wellesley Street East, the property at 481 Church Street contains a 3-storey house-form building and the property at 483 Church Street contains a two-and-a-half storey house-form building. Both buildings were constructed circa 1870. A two-storey store front addition was added to the front facades of both buildings when they were converted to commercial uses in the early- 20th century. The properties were identified in the 2013 North Downtown Yonge Urban Design Guidelines as properties with heritage potential. The properties are situated near three properties on the Heritage Register: 518 Church Street (listed) and 508 and 510 Church Street (designated under Part IV of the Ontario Heritage Act).

The properties at 481 and 483 Church Street (including entrance address 483A Church Street) have cultural heritage value as they meet the following criteria under Ontario Regulation 9/06 of the Ontario Heritage Act:

Constructed circa 1870, the subject properties are situated at the centre of the Church and Wellesley neighbourhood (also known as The Village), one block south of its eponymous intersection. From 1986 to 2008, 483 Church Street was occupied by This Ain't No Rosedale Library, an important bookstore associated with 2SLGBTQ+ communities. Contextually, the subject properties are important in supporting the area's character and contribute to an eclectic streetscape that features a variety of commercial typologies as well as a predominance of nineteenth-century residential buildings converted to commercial use.



481 and 483 Church Street (Heritage Planning, 2025).



481 and 483 Church Street (outlined in red). Note: This location map is for information purposes only; the exact boundaries of the property are not shown (City of Toronto Mapping).