

## Toronto Preservation Board

<b>Meeting No.</b> 28	<b>Contact</b> Tanya Spinello, Committee Administrator
<b>Meeting Date</b> Wednesday, February 12, 2025	<b>Phone</b> 416-397-4592
<b>Start Time</b> 9:30 AM	<b>E-mail</b> <a href="mailto:hertpb@toronto.ca">hertpb@toronto.ca</a>
<b>Location</b> Committee Room 3, City Hall/Video Conference	<b>Chair</b> Julia Rady

PB28.3	ACTION	Adopted		Ward: 14
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### **65 Heward Avenue and 135R Berkeley Street - Inclusion on the Heritage Register**

#### **Board Decision**

The Toronto Preservation Board recommends that:

1. City Council include 65 Heward Avenue (including entrance address 87 Heward Avenue) and 135R Berkeley Street on the City of Toronto's Heritage Register in accordance with the Listing Statements (Reasons for Inclusion) attached as Attachments 1 and 2 to the report (January 29, 2025) from the Senior Manager, Heritage Planning, Urban Design, City Planning.

#### **Decision Advice and Other Information**

Lindsay Parsons, Heritage Planner, Policy and Research, Urban Design, City Planning gave a presentation on 65 Heward Avenue and 135R Berkeley Street - Inclusion on the Heritage Register.

#### **Origin**

(January 29, 2025) Report from the Senior Manager, Heritage Planning, Urban Design, City Planning

#### **Summary**

At its meeting on February 12, 2025 the Toronto Preservation Board considered Item [PB28.3](#) and made recommendations to City Council.

#### **Summary from the report (January 29, 2025) from the Senior Manager, Heritage Planning, Urban Design, City Planning:**

This report recommends that City Council include 65 Heward Avenue (including entrance address 87 Heward Avenue) and 135R Berkeley Street on the City of Toronto's Heritage Register for their cultural heritage value and interest according to the Listing Statements (Reasons for Inclusion) found in Attachment 1 and 2.

The subject property at 65 Heward Avenue is located on the east side of Heward Avenue and is set back from the south side of Eastern Avenue between Carlaw Avenue and Leslie Street in the South Riverdale neighbourhood. The property contains two brick factory/warehouse type buildings constructed in 1914, each with one and two storey portions, which were joined through additions in the 1980s. A location map and current photograph of the heritage property is found in Attachment 1.

The subject property at 135R Berkeley Street is located on the east side of Berkeley Street, south of Queen Street East, in the Moss Park neighbourhood. The property contains a 1-storey, detached workers' cottage that is a rare early example of this typology in Toronto. A location map and current photograph of the heritage property is found in Attachment 2.

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 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.

## **Background Information**

(January 29, 2025) Report and Attachments 1 and 2 from the Senior Manager, Heritage Planning, Urban Design, City Planning on 65 Heward Avenue and 135R Berkeley Street - Inclusion on the Heritage Register

(<https://www.toronto.ca/legdocs/mmis/2025/pb/bgrd/backgroundfile-252887.pdf>)

Staff Presentation on 65 Heward Avenue and 135R Berkeley Street - Inclusion on the Heritage Register

(<https://www.toronto.ca/legdocs/mmis/2025/pb/bgrd/backgroundfile-253187.pdf>)

## **Communications**

(February 10, 2025) Letter from Meaghan McDermid, Davies Howe LLP (PB.Supp)  
(<https://www.toronto.ca/legdocs/mmis/2025/pb/comm/communicationfile-187652.pdf>)