

Toronto Preservation Board

Meeting No. 32

Meeting Date Tuesday, May 27, 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

PB32.5	ACTION	Adopted		Ward: 11
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15 Glen Morris Street - Alterations to and Demolition of Heritage Attributes of a Designated Property under Sections 33 and 34 of the Ontario Heritage Act and Authority to Enter into a Heritage Easement Agreement

Board Decision

The Toronto Preservation Board recommends that:

1. City Council approve:

- a. the alterations to the designated heritage property at 15 Glen Morris Street, in accordance with Section 33 of the Ontario Heritage Act to allow for the construction of an 8-storey residential structure substantially in accordance with the plans and drawings dated March 4, 2025 prepared by Snyder Architects Inc. and on file with the Senior Manager, Heritage Planning and the Heritage Impact Assessment prepared by ERA Architects, dated March 7, 2025, and on file with the Senior Manager, Heritage Planning, all subject to and in accordance with the Conservation Plan satisfactory to the Senior Manager, Heritage Planning and subject to conditions as set out below; and
- b. the demolition of heritage attributes of the existing designated heritage property at 15 Glen Morris Street in accordance with Section 34(1)1 of the Ontario Heritage Act to allow for the construction of an 8-storey residential building, substantially in accordance with the plans and drawings dated March 4, 2025 prepared by Snyder Architects Inc. and on file with the Senior Manager, Heritage Planning and the Heritage Impact Assessment prepared by ERA Architects dated March 7, 2025, and on file with the Senior Manager, Heritage Planning, all subject to and in accordance with the Conservation Plan satisfactory to the Senior Manager, Heritage Planning and subject to conditions as set out below.

2. City Council direct that its consent to the application to alter the designated heritage property at 15 Glen Morris Street, in accordance with Part IV, Section 33 of the Ontario Heritage Act, and its consent to the demolition of heritage attributes at 15 Glen Morris Street, under Part IV, Section 34(1)1 of the Ontario Heritage Act are also subject to the following conditions:

a. that prior to the issuance of any permit for all or any part of the property at 15 Glen Morris Street, including a heritage permit or a building permit, but excluding permits for repairs and maintenance and usual and minor works for the existing heritage building as are acceptable to the Senior Manager, Heritage Planning, the owner shall:

1. enter into a Heritage Easement Agreement with the City for the property at 15 Glen Morris Street, substantially in accordance with the plans and drawings dated March 4, 2025 prepared by Snyder Architects Inc., and on file with the Senior Manager, Heritage Planning; and the Heritage Impact Assessment (HIA), dated March 7, 2025 prepared by ERA Architects, all on file with the Senior Manager, Heritage Planning, subject to and in accordance with the Conservation Plan required in Recommendation 2.a.2 below, to the satisfaction of the Senior Manager, Heritage Planning including execution of such agreement to the satisfaction of the City Solicitor;

2. provide a detailed Conservation Plan, prepared by a qualified heritage consultant that is substantially in accordance with the conservation strategy set out in the Heritage Impact Assessment for the property at 15 Glen Morris Street, to the satisfaction of the Senior Manager, Heritage Planning;

3. provide a Heritage Lighting Plan that describe how the exterior of the heritage property will be sensitively illuminated to enhance its heritage character to the satisfaction of the Senior Manager, Heritage Planning and thereafter shall implement such a plan to the satisfaction of the Senior Manager Heritage Planning;

4. provide a detailed Landscape Plan for the subject property, demonstrating how it will support the residential cultural heritage value of the subject property, satisfactory to the Senior Manager, Heritage Planning;

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

6. provide building permit drawings, including notes and specifications for the conservation and protective measures keyed to the approved Conservation Plans required in Recommendation 2.a.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; and

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

Planning, to secure all work included in the approved Conservation and Interpretation plans.

b. that prior to the release of the Letter of Credit required in Recommendation 2.a.7 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 Plan, and that an appropriate standard of conservation has been maintained, all to the satisfaction of the Senior Manager, Heritage Planning; and

2. provide replacement Heritage Easement Agreement photographs to the satisfaction of the Senior Manager, Heritage 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 property at 15 Glen Morris Street.

4. City Council authorize the City Solicitor and City staff to take all necessary actions to implement City Council's decision.

Decision Advice and Other Information

Dan Dibartolo, Senior Heritage Planner, Development Review, Urban Design, City Planning gave a presentation on 15 Glen Morris Street - Alterations to and Demolition of Heritage Attributes of a Designated Property under Sections 33 and 34 of the Ontario Heritage Act and Authority to Enter into a Heritage Easement Agreement.

Origin

(May 12, 2025) Report from the Senior Manager, Heritage Planning, Urban Design, City Planning

Summary

At its meeting on May 27, 2025 the Toronto Preservation Board considered Item [PB32.5](#) and made recommendations to City Council.

Summary from the report (May 12, 2025) from the Senior Manager, Heritage Planning, Urban Design, City Planning:

This report recommends that City Council approve the alterations and attribute demolitions proposed under Sections 33 and 34(1)1 of the Ontario Heritage Act for the Part IV designated heritage property at 15 Glen Morris Street in connection with a proposal to construct an 8-storey residential structure set behind the altered and partially reconstructed facades of the designated heritage property. The report also seeks approval to enter into a Heritage Easement Agreement.

The subject property at 15 Glen Morris Street is designated under Part IV, Section 29, of the Ontario Heritage Act. The property, which is known as the Samuel Bennett House, was constructed in 1878 and is an example of the classic one-and-a-half storey Ontario house that includes a verandah and a gable dormer on its principal elevation.

The proposed application under the Ontario Heritage Act was submitted in connection with a Site Plan application that would allow for the construction of an 8-storey residential building on the Site. The primary front façade of the heritage building is proposed to be retained in situ and the west, and partial east elevations are proposed to be reconstructed and rehabilitated, along with the verandah and roof. The main entry and verandah will be modified to accommodate universal accessibility.

Background Information

(May 12, 2025) Report and Attachments 1 to 4 from the Senior Manager, Heritage Planning, Urban Design, City Planning on 15 Glen Morris Street - Alterations to and Demolition of Heritage Attributes of a Designated Property under Sections 33 and 34 of the Ontario Heritage Act and Authority to Enter into a Heritage Easement Agreement

(<https://www.toronto.ca/legdocs/mmis/2025/pb/bgrd/backgroundfile-255325.pdf>)

Staff Presentation on 15 Glen Morris Street - Alterations to and Demolition of Heritage Attributes of a Designated Property under Sections 33 and 34 of the Ontario Heritage Act and Authority to Enter into a Heritage Easement Agreement

(<https://www.toronto.ca/legdocs/mmis/2025/pb/bgrd/backgroundfile-255735.pdf>)

Communications

(May 26, 2025) E-mail from Nicole Corrado (PB.New)

Speakers

Shelley Ludman, ERA Architects