

Toronto Preservation Board

Meeting No.: 43

Contact: Tanya Spinello, Committee Administrator

Meeting Date: Monday, April 27, 2026

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

PB43.9 - 180 Queens Drive - Notice of Intention to Designate a Property under Part IV, Section 29 of the Ontario Heritage Act

Decision Type: ACTION

Status: Adopted

Ward: 5 - York South - Weston

Board Decision

The Toronto Preservation Board recommends that:

1. City Council state its intention to designate the property at 180 Queens Drive under Part IV, Section 29 of the Ontario Heritage Act in accordance with the Statement of Significance for 180 Queens Drive (Reasons for Designation) attached as Attachment 1 to the report (April 23, 2026) from the Senior Manager, Heritage Planning, Urban Design, City Planning.
2. If there are no objections to the designation, City Council authorize the City Solicitor to introduce the Bill in Council designating the properties under Part IV, Section 29 of the Ontario Heritage Act.

Origin

(April 23, 2026) Report from the Senior Manager, Heritage Planning, Urban Design, City Planning

Summary

At its meeting on April 27, 2026 the Toronto Preservation Board considered Item PB43.9 and made recommendations to City Council.

Summary from the report (April 23, 2026) from the Senior Manager, Heritage Planning, Urban Design, City Planning:

This report recommends that City Council state its intention to designate the property at 180 Queens Drive under Part IV, Section 29 of the Ontario Heritage Act for its cultural heritage value

according to the Statement of Significance and description of heritage attributes found in Attachment 1.

Council previously stated its intention to designate the property at 180 Queens Drive under Part IV, Section 29 of the Ontario Heritage Act on December 16 and 17, 2025. However, the designation by-law was not passed within the prescribed time frame of 120 days and the Notice of the Intention to Designate the property was deemed to have been withdrawn in accordance with subsection 29(9) of the Ontario Heritage Act.

As there is no other restriction that applies to the property currently, subsection 29 (10) of the Ontario Heritage Act permits Council to give a new notice of intention to designate the property in accordance with Section 29 of the Ontario Heritage Act.

The subject property is located on the northeast corner of Queens Drive and Pine Street in the Weston neighbourhood. The property comprises of a spacious corner lot with the house set back deeply on the parcel. A location map and current photographs of the heritage property is found in Attachment 2.

The property at 180 Queens Drive, Oliver Master House, features a substantial three-storey house constructed in the Shingle style in 1911. The red-brick house is distinguished by its multiple, shingle-clad gables, broad verandah, and stone corner tower. The property was commissioned for Oliver Master, a prominent insurance broker, Weston village councillor (1912-13) and civic leader.

The property at 180 Queens Drive was listed on the City's Heritage Register on December 15, 2021.

Staff have determined that the property at 180 Queens Drive has cultural heritage value and meets three of the Ontario Regulation 9/06 criteria prescribed for municipal designation under Part IV, Section 29 of the Ontario Heritage Act. A property may be designated under Part IV, Section 29 of the Ontario Heritage Act, if it meets two or more of the nine criteria.

Designation enables City Council to review proposed alterations or demolitions to the properties and enforce heritage property standards and maintenance.

The property at 180 Queens Drive is currently subject to appeals before the Toronto Local Appeal Body (TLAB), with a hearing scheduled for April 30, 2026. The appeals are with respect to the decisions of the Committee of Adjustment to refuse an application to Consent to sever the lot into two residential lots, and a related application for Minor Variances.

Due to an oversight, the Bill designating the property was not submitted to Council for enactment within the prescribed time period. Therefore, to give effect to the decision of Council to designate the property under the OHA, Heritage Planning is restarting the process to recommend designation of the property, including required compliance with the notice and process as set out in the Ontario Heritage Act.

Background Information

(April 23, 2026) Report and Attachments 1 to 3 from the Senior Manager, Heritage Planning, Urban Design, City Planning on 180 Queens Drive - Notice of Intention to Designate a Property under Part IV, Section 29 of the Ontario Heritage Act

<https://www.toronto.ca/legdocs/mmis/2026/pb/bgrd/backgroundfile-286418.pdf>

(April 24, 2026) Letter from Julia Rady, Chair, Toronto Preservation Board on Introduction of New Business - 180 Queens Drive - Notice of Intention to Designate a Property under Part IV, Section 29 of the Ontario Heritage Act
(<https://www.toronto.ca/legdocs/mmis/2026/pb/bgrd/backgroundfile-286419.pdf>)

Communications

(April 27, 2026) E-mail from Nicole Corrado (PB.New)