

Property Included on the City's Heritage Register - Consideration of Objection for 1767 Bayview Avenue, 1773 Bayview Avenue and 73 Niagara Street

Date: April 24, 2026

To: Planning and Housing Committee

From: Chief Planner and Executive Director, City Planning

Wards: 15 - Don Valley West; 10 - Spadina-Fort York

SUMMARY

This report responds to notices of objection received by the City of Toronto under Section 27(7) of the Ontario Heritage Act (the "OHA") from property owners objecting to the inclusion of their properties on the City's Heritage Register.

The OHA establishes 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. In the third and fourth quarter of 2025, the City received a notice from each of three property owners objecting to the inclusion of their properties on the Heritage Register for the following addresses:

- 1767 Bayview Avenue
- 1773 Bayview Avenue
- 73 Niagara Street

On December 18, 2024, City Council adopted Item 2024.NY19.12 which included a grouping of similar and related properties at 1747, 1751, 1759, 1763, 1767, 1771, 1773, and 1775 Bayview Avenue on the City's Heritage Register. Located on the east side of Bayview Avenue between Eglinton Avenue East and Parkhurst Boulevard, in the Leaside-Bennington neighbourhood, the properties at 1767 and 1773 Bayview Avenue contain two-storey, residential apartment buildings constructed in the mid-1930s.

On December 17-18, 2019, City Council adopted Item 2019.TE11.10 which included the properties at 55-73 and 79-87 Niagara Street on the City's Heritage Register. Located in the South Niagara District neighbourhood on the south side of Niagara Street between Tecumseth Street and Bathurst Street, the property at 73 Niagara Street contains a two-storey, Victorian-era brick row house.

Chapter 103 of the Toronto Municipal Code sets out the process for Council consideration of objections to properties included on the Heritage Register. City Council must be made aware of such objections on a routine basis so that they may consider the matter and render a final decision. Once Council has decided on the objection, the OHA requires that the owner of the property must be notified of Council's decision within 90 days. Council's decision on objections to listing is final and is not subject to appeal.

Following a review of the objections to listing submitted for 1767 and 1773 Bayview Avenue and 73 Niagara Street, staff are of the opinion that the subject properties hold cultural heritage value. Staff recommend that Council continue to include these properties on the Heritage Register.

RECOMMENDATIONS

The Chief Planner and Executive Director, City Planning recommends that:

1. In consideration of the objection made under subsection 27(7) of the Ontario Heritage Act, City Council continue to include the property at 1767 Bayview Avenue on the City of Toronto's Heritage Register.
2. In consideration of the objection made under subsection 27(7) of the Ontario Heritage Act, City Council continue to include the property at 1773 Bayview Avenue on the City of Toronto's Heritage Register.
3. In consideration of the objection made under subsection 27(7) of the Ontario Heritage Act, City Council continue to include the property at 73 Niagara Street on the City of Toronto's Heritage Register.

FINANCIAL IMPACT

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 July 16, 2021, City Council adopted By-law 670-2021 amending the City of Toronto Municipal Code Chapter 103, Heritage, in response to the More Homes, More Choice Act and in part established the process the City would follow when responding to owner's notices of objection under Section 27 (7) of the OHA.

<https://www.toronto.ca/legdocs/bylaws/2021/law0670.pdf>

On March 29, 2023, City Council adopted By-law 288-2023 amending the City of Toronto Municipal Code Chapter 103, Heritage, in response to the More Homes Built Faster Act and amended the process the City follows when responding to owner's notices of objection under Section 27 (7) of the OHA.

<https://www.toronto.ca/legdocs/bylaws/2023/law0288.pdf>

1767 and 1773 Bayview Avenue

On July 23, 2018, City Council adopted the Midtown in Focus: Final Report, which includes Official Plan Amendment 405 known as the Yonge-Eglinton Secondary Plan. Map 21-10 in the Secondary Plan identified 1747 to 1785 Bayview Avenue as properties with potential cultural heritage value. Item – 2018.PG31.7

[Agenda Item History - 2018.pg31.7](#)

On March 20, 2024, City Council adopted a Request for Direction report for Official Plan Amendment, Zoning By-law Amendment and Site Plan Control Applications for 1779 – 1787 Bayview Avenue. City Council consented to the incorporation of the front façade of the designated property at 1783 – 1785 Bayview Avenue into the southwest corner of the new proposed residential development. Additionally, City Council directed the Senior Manager, Heritage Planning, to prioritize the research and evaluation of the heritage potential properties south of 1779 – 1787 Bayview Avenue, to and including 1747 – 1749 Bayview Avenue, for inclusion on the City's Heritage Register no later than November 2024. [Agenda Item History - 2024.CC16.7](#)

On December 18, 2024, City Council adopted NY19.12 and included the properties at 1747, 1751, 1759, 1763, 1767, 1771, 1773, and 1775 Bayview Avenue on the City's Heritage Register.

[Agenda Item History - 2024.NY19.12](#)

On June 25-26, 2025, City Council adopted Item 2025.PH22.11 which considered an objection to the listing of 1751 Bayview Avenue, and which adopted a recommendation to continue to include the property at 1751 Bayview Avenue on the City of Toronto's Heritage Register. [Agenda Item History - 2025.PH22.11](#)

On October 8-9, 2025, City Council adopted Item 2025.PH24.13 which considered an objection to the listing of 1771 Bayview Avenue, and which adopted a recommendation to continue to include the property at 1771 Bayview Avenue on the City of Toronto's Heritage Register. [Agenda Item History - 2025.PH24.13](#)

73 Niagara Street

On December 17-18, 2019, City Council adopted Item 2019.TE11.10 which included the properties at 55-73 and 79-87 Niagara Street on the City's Heritage Register.

[Agenda Item History - 2019.TE11.10](#)

BACKGROUND

Ontario Heritage Act

The Ontario Heritage Act is the key provincial legislation, among other matters, for the identification, protection, management, and wise use of cultural heritage resources, including archaeology in Ontario and within municipal boundaries. This is largely achieved through listing on the Heritage Register, designation of individual properties under Part IV of the OHA, or designation of districts under Part V of the OHA.

Section 27 of the OHA gives municipalities the authority to maintain and add to a publicly accessible Heritage Register. The Heritage Register includes individual heritage properties that have been designated under Part IV, Section 29 of the OHA and properties in a heritage conservation district designated under Part V, Section 41 of the OHA. Under the OHA, Council can include properties on the Heritage Register that have not been designated but are believed to be of "cultural heritage value or interest" and meet one or more of the criteria prescribed under O. Reg 9/06.

The Bill 23 amendments to the OHA that relate to Listed Properties include provisions to deem that properties will be removed from the Register two years after their listing date, if no further action is taken by Council to designate the properties under either Parts IV or V of the OHA. The original removal deadline of January 1, 2025, was extended an additional two years through Bill 200 for properties on the Register on or before January 1, 2023 ("Legacy Listed Properties") until January 1, 2027. Properties listed since January 2023 must still be removed on the original timeline. Once removed, Council may not relist any property for a period of five years.

The OHA establishes a process to object to properties listed on the Heritage Register and a subsequent decision of the City in consideration of an objection received by an owner with respect to a listed property at any time.

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. This notice provides the City time to conduct further research and evaluation of a listed property to determine if it merits designation under the OHA, and therefore warrants conservation, or if the property does not merit listing, and may not be required to be conserved and may be demolished.

Listing a property does not necessarily mean that it will be subsequently designated. Where a property is designated, the OHA requires owners to seek heritage approval for alterations or demolition. Designation arises in typically common scenarios, such as:

- a property owner gives notice of an intention to demolish the listed building and further evaluation recommends designation

- a listed property is included within a planning application and a Heritage Impact Assessment (HIA) submitted confirms the property contains cultural heritage value or interest in accordance with provincial criteria and proposes a subsequent evaluation to direct appropriate conservation measures within the planning approvals process
- a property is not listed on the Heritage Register, but is identified through a planning application as a potential cultural heritage resource that requires further evaluation to determine whether it meets two or more criteria under O. Reg 9/06
- a property owner wishes to take advantage of one of the city's heritage incentive programs and requests further staff evaluation and designation, as appropriate

Statements of Objection under the Ontario Heritage Act

Section 27(8) of the OHA requires that Council consider and decide on notices of objection received from property owners under subsection 27(7) of the OHA.

The OHA requires that once Council has decided on an objection the City shall provide notice of the decision to the property owner within 90 days.

Should the City Clerk receive an objection under subsection 27(7) of the OHA, Chapter 103-7.3 of the City of Toronto Municipal Code describes the process by which Council will respond. If in the opinion of the Chief Planner there is sufficient time to prepare a report, the Chief Planner will prepare a report to the Planning and Housing Committee on consideration of any objections received for recommendations to Council, on a quarterly basis.

COMMENTS

The OHA requires that owners seeking to object under Subsection 27(7) of the OHA must serve a notice of objection on the clerk of the municipality setting out the reasons for the objection and all relevant facts. Staff have reviewed each notice of objection served by each property's owner, along with any other submission materials with relevant information, and provide the following comments.

1767 Bayview Avenue

Staff are of the opinion that the notice of objection for 1767 Bayview Avenue does not change the identification of the cultural heritage value of the listed property under O. Reg 9/06.

The subject property at 1767 Bayview Avenue is within the Leaside-Bennington neighbourhood and was identified through the Eglinton-Yonge Secondary Plan as having potential cultural heritage value. At its meeting on March 20, 2024, City Council

directed the Senior Manager, Heritage Planning, to prioritize the research and evaluation of the heritage potential properties south of 1779 Bayview Avenue, including 1767 Bayview Avenue, for inclusion on the City's Heritage Register. Staff conducted further evaluation and a recommendation for inclusion on the City's Heritage Register was adopted by Council on December 18, 2024.

The owner has submitted an objection (included as Attachment 2 to this report) on the following grounds. The owner believes that:

- The property at 1767 Bayview Avenue does not meet required criteria for listing on the Heritage Register.
- The inclusion of 1767 Bayview Avenue on the Heritage Register was done without advance engagement of property owners.
- The two-year limit on listing on the Heritage Register creates uncertainty for property owners
- The inclusion of the property on the Heritage Register contradicts growth and housing objectives
- The listing of the property on the Heritage Register imposes significant cost and delay for routine work by triggering a Heritage Impact Assessment.

In response to the grounds noted above, regarding heritage criteria, staff continue to be of the opinion that the property meets at least one of the Provincial criteria contained in O.Reg. 9/06 under the Ontario Heritage Act, the requirement for inclusion on the Heritage Register. The Listing Statement for 1767 Bayview Avenue considers the property to have physical value, not rarity or craftsmanship as considered by the property owner. Staff are also of the opinion that the associative and contextual values identified through the listing statement are not negatively impacted by the designated status of 1755 Bayview Avenue or the approved demolition of 1779-1781 Bayview Avenue and alterations to 1783-1785 Bayview Avenue

The owners of properties being recommended for inclusion on the Heritage Register are notified of the staff report and the meeting date prior to its consideration by the Toronto Preservation Board. Owners can submit comments or make a deputation to the Toronto Preservation Board and Community Council when the report is considered.

Regarding the concern that the two-year limit on listing on the Heritage Register creates uncertainty for property owners, the amendments to the OHA that created this provision through Bill 23 is Provincial legislation and the City has a statutory obligation to comply.

In response to the assertion of conflict with Council's growth and housing objectives, the listing of 1747, 1751, 1759, 1763, 1767, 1771, 1773 and 1775 Bayview Avenue is consistent and aligned with broader planning for the area. All properties from 1747 to 1785 Bayview Avenue were identified in 2018 as having potential cultural heritage value through an area wide Cultural Heritage Resource Assessment that carefully considered all properties in the Yonge-Eglinton Secondary Plan (YESP) area through a transparent process that included public engagement. That assessment was a part of, and

integrated into, long-term planning for the area which resulted in the YESP. Map 21-10 of the YESP identifies all properties in the YESP area that were identified as having potential cultural heritage value, including 1767 Bayview Avenue.

Finally, regarding the owner's concerns about significant cost and delay for routine work, Staff confirm that a listed property does not impose any restrictions on property owners, except insofar as an owner must give Council at least 60 days notice of the intention to demolish or remove a structure on the property. Inclusion on the Heritage Register does not trigger maintenance requirements over and above existing property standards, nor is a Heritage Impact Assessment required for routine work described in the objection. Inclusion on the Heritage Register does not allow the City to withhold a building permit for non-demolition related alterations and it does not preclude a property from undergoing change.

After consideration of the objection to the listing of 1767 Bayview Avenue, staff are of the opinion that the subject property meets the criteria prescribed by O. Reg 9/06 and holds sufficient cultural heritage value or interest to be listed in the City's Heritage Register. As such, staff recommend that the property remain listed on the City's Heritage Register.

1773 Bayview Avenue

Staff are of the opinion that the notice of objection for 1773 Bayview Avenue contains no information with bearing on the identification of the cultural heritage value of the listed property under O. Reg 9/06.

The subject property at 1773 Bayview Avenue is within the Leaside-Bennington neighbourhood and was identified through the Eglinton-Yonge Secondary Plan as having potential cultural heritage value. At its meeting on March 20, 2024, City Council directed the Senior Manager, Heritage Planning, to prioritize the research and evaluation of the heritage potential properties south of 1779 Bayview Avenue, including 1773 Bayview Avenue, for inclusion on the City's Heritage Register. Staff conducted further evaluation and a recommendation for inclusion on the City's Heritage Register was adopted by Council on December 18, 2024.

The owner has submitted an objection (included as Attachment 4 to this report) on the following grounds. The owner believes that:

- The inclusion of 1773 Bayview Avenue is unnecessary given the listing and designation of other similar properties in the contiguous row from 1747 to 1785 Bayview Avenue.
- The listing of 1773 Bayview Avenue conflicts with the plans for the intensification of the area, which is an MTSA.
- Heritage designation would impose restrictions and financial burdens on the owner and the City.

In response to the grounds noted above, staff note that 1773 Bayview Avenue, with other properties between 1747 and 1785 Bayview Avenue, has been determined to have cultural heritage value and interest in part for its contribution to the row of contiguous, four unit, two-storey apartment buildings on Bayview Avenue.

As noted in the staff response to the objection to the listing of 1767 Bayview Avenue, the properties at 1747, 1751, 1759, 1763, 1767, 1771, 1773 and 1775 Bayview Avenue were identified through and integrated into the Yonge-Eglinton Secondary Plan (YESP). Staff are of the opinion that their listing on the Heritage Register is consistent and aligned with broader planning for the area.

Finally, staff observe that stated concerns about the "designation" of the property incorrectly address the decision of Council, which listed the non-designated property on the City's Heritage Register. The subject property is not designated under Part IV, Section 29 of the OHA.

After consideration of the objection to the listing of 1773 Bayview Avenue, staff are of the opinion that the subject property meets the criteria prescribed by O. Reg 9/06 and holds sufficient cultural heritage value or interest to be listed in the City's Heritage Register. As such, staff recommend that the property remain listed on the City's Heritage Register.

73 Niagara Street

Staff are of the opinion that the notice of objection for 73 Niagara Street contains no new and relevant information with bearing on the determination and identification of the cultural heritage value of the listed property under O. Reg 9/06.

The property at 73 Niagara Street is within the South Niagara neighbourhood. The subject property was included on the Heritage Register as part of a row of properties from 55-73 and 79-87 Niagara Street on December 17-18, 2019 when City Council adopted Item 2019.TE11.10.

The owner has submitted an objection (included as Attachment 6 to this report) on the following grounds. The owner believes that:

- The home does not demonstrate a high degree of scientific or technical achievement.
- The home does not demonstrate or reflect the work or ideas of an architect, artist, builder, designer or theorist who is significant to a community.
- The home is not considered a landmark

In response to the grounds for an objection noted above, staff note that the owner's reasons for objection do not address the Reasons for Inclusion adopted by City Council for the subject property. The properties at 55-73 and 79-87 Niagara Street are valued for their design as an intact set of fifteen two-storey Victorian-era row houses constructed together in 1885-1886. They are valued for their association with the Essery

Family, who developed these properties with the adjacent Essery Manufacturing Company. Finally, the properties are considered to have contextual value for defining, maintaining and supporting the historical character of the South Niagara District neighbourhood.

After consideration of the objection to the listing of 73 Niagara Street, staff are of the opinion that the subject property meets the criteria prescribed by O. Reg 9/06 and holds sufficient cultural heritage value or interest to be listed on the City's Heritage Register. As such, staff recommend that the property remain listed on the City's Heritage Register.

CONCLUSION

Staff have reviewed the notices of objection submitted by the property owners of 1767 and 1773 Bayview Avenue and 73 Niagara Street under Subsection 27(7) of the OHA. Staff remain of the opinion that 1767 and 1773 Bayview Avenue and 73 Niagara Street hold cultural heritage value or interest and that these properties should continue to be listed on the Heritage Register.

CONTACT

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SIGNATURE

Jason Thorne
Chief Planner and Executive Director
City Planning

ATTACHMENTS

Attachment 1 - Listing Statement (Reasons for Inclusion), 1767 Bayview Avenue

Attachment 2 - Notice of Objection, 1767 Bayview Avenue

Attachment 3 - Listing Statement (Reasons for Inclusion), 1773 Bayview Avenue

Attachment 4 - Notice of Objection, 1773 Bayview Avenue

Attachment 5 - Listing Statement (Reasons for Inclusion), 73 Niagara Street

Attachment 6 - Notice of Objection, 73 Niagara Street

Listing Statement (Reasons for Inclusion)

Staff have undertaken research and evaluation for the property at 1767 Bayview Avenue and believe that the property has cultural heritage value or interest and meets 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 property may meet additional criteria, which could be informed by community engagement and determined through further research and evaluation.

Listing Statement:

Description: Located on the east side of Bayview Avenue between Eglinton Avenue East and Parkhurst Boulevard, in the Leaside-Bennington neighbourhood, the property at 1767 Bayview Avenue contains a two-storey, masonry and stucco-clad residential apartment building constructed in the mid-1930s. The subject property includes two signed or convenience addresses, 1767 and 1769, posted on the building, but only one legal address. Presenting on the exterior as a single-family dwelling, this purpose-built four-unit property forms part of a group of what was originally ten contiguous properties of the same building type with Period Revival styling, located between 1747 and 1785 Bayview Avenue. The properties at 1755 Bayview Avenue and 1783-1785 are currently designated under Part IV of the Ontario Heritage Act.

The property at 1767 Bayview Avenue has cultural heritage value as it meets the following criteria under Ontario Regulation 9/06 of the Ontario Heritage Act:

Constructed in the mid-1930s, the property holds physical value as a two-storey, house-form building with Tudor Revival styling purposely designed to contain four residential units. The property is associated with Henry H. Talbot, a local builder, property developer, and Mayor of Leaside (1938-1947), and with W. Breden Galbraith, a well-known and prolific residential architect. Contextually, the property contributes to the collection of contiguous, four-unit, two-storey apartment buildings, along the east side of Bayview Avenue between Eglinton Avenue East and Parkhurst Boulevard.



1767 Bayview Avenue (Heritage Planning, 2024).



1767 Bayview Avenue (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).

**1767 Bayview Avenue
Letter of Objection**

ATTACHMENT 2

(Provided separately)

Listing Statement (Reasons for Inclusion)

Staff have undertaken research and evaluation for the properties at 1771 and 1773 Bayview Avenue 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 on the east side of Bayview Avenue between Eglinton Avenue East and Parkhurst Boulevard, in the Leaside-Bennington neighbourhood, the properties at 1771-1773 Bayview Avenue contain a two-storey, brick and stone-clad residential apartment building constructed in the mid-1930s. Presenting on the exterior as a single-family dwelling, the purpose-built four-unit building forms part of a group of what was originally ten contiguous properties of the same building type with Period Revival styling, located between 1747 and 1785 Bayview Avenue. The properties at 1755 Bayview Avenue and 1783-1785 are currently designated under Part IV of the Ontario Heritage Act.

The properties at 1771-1773 Bayview Avenue have cultural heritage value as they meet the following criteria under Ontario Regulation 9/06 of the Ontario Heritage Act:

Constructed in the mid-1930s, the properties hold physical value as a two-storey, house-form building with Tudor Revival styling purposely designed to contain four residential units. The properties are associated with Henry H. Talbot, a local builder, property developer, and Mayor of Leaside (1938-1947), and with W. Breden Galbraith, a well-known and prolific residential architect. Contextually, the properties contribute to the collection of contiguous, four-unit, two-storey apartment buildings, along the east side of Bayview Avenue between Eglinton Avenue East and Parkhurst Boulevard.



1771 and 1773 Bayview Avenue (Heritage Planning, 2024).



1771 and 1773 Bayview Avenue (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).

**1773 Bayview Avenue
Letter of Objection**

ATTACHMENT 4

(Provided separately)

(REASONS FOR INCLUSION)

The properties at 55-73 and 79-87 Niagara Street are worthy of inclusion on the City of Toronto's Heritage Register for their cultural heritage value, and meet Ontario Regulation 9/06, the provincial criteria prescribed for municipal designation, which the City of Toronto also applies when evaluating properties for its Heritage Register.

Description

Located on the south side of the street west of Bathurst Street and adjacent to the National Casket Company Factories heritage complex at 89-109 Niagara Street in the South Niagara District neighbourhood, the properties at 55-73 and 79-87 Niagara Street contain fifteen two-storey, Late Victorian-era row houses completed in 1885-1886 by William H. and William L. Essery and first occupied by working class families. In August 2014, City Council adopted the South Niagara Planning Strategy, which includes a Heritage Study identifying the subject properties as having potential cultural heritage value for their contribution to defining, supporting and maintaining the late nineteenth-century character of the area. Two house-form buildings among the original row of seventeen (75 and 77 Niagara Street) were demolished in 1963 to accommodate a public laneway. While their loss interrupts the original contiguous row, the overall integrity of the historic row is not negatively impacted.

Statement of Cultural Heritage Value

The properties at 55-73 and 79-87 Niagara Street are valued for their design as an intact set of fifteen two-storey Victorian-era row houses constructed together in 1885-1886 and representative of the rise of speculative development in downtown Toronto in the late-nineteenth century to meet the housing demands of a burgeoning population. With their vernacular styling, shared scale, and organization of the principal (north) elevations, these paired and mirrored row houses are unified by the rhythm of the placement of their window and door openings.

The subject properties are also valued for their association with the Essery family, who owned and developed nearly the entire portion of the south side of Niagara Street between Bathurst and Tecumseth over the course of the 1880s. After establishing The Essery Manufacturing Company on the site of today's National Casket Company Factories heritage property at the west end of the block in the early 1880s, the local manufacturers and builders William H. and William L. Essery purchased the vacant lots at 55-87 Niagara Street on speculation and promptly sold them following their development. The Essery Row provides a consistent stretch of building fabric that is valued for its importance in defining, maintaining and supporting the historical character of the South Niagara District neighbourhood in the late-1800s as a largely working class residential community with larger scale industrial uses along its southern edge,

including the adjacent National Casket Company Factories complex, which was also once the location of the Essery Manufacturing Company.

Comprising the fifteen remaining two-storey row houses of seventeen dwellings built together on the south side of the street, Essery Row is historically and visually linked to its setting along the northern edge of the CPR and GTR railway tracks, and within an area that has maintained a consistent built form, pattern of use and heritage character established more than 120 years ago.

Heritage Attributes

The heritage attributes of the properties known as Essery Row and located at 55-73 and 79-87 Niagara Street are:

- The location of the row houses on the south side of Niagara Street, including the set back and orientation
- The scale, form and massing of the row houses including their two-storey height and L-shaped plan on a raised basement, and gable roof with each mirrored pair containing a central cross-gable on the principal (north) elevation
- The mirrored organization of the principal (north) elevations with their side-by-side entrances (except at 87), single-storey bay windows and symmetrically-arranged windows at the second floor level
- On the principal (north) elevations, the flat-headed window and door openings (these are segmental-arched at 61-69)
- The materials with the red brick cladding and buff brick detailing (currently covered with stucco at 55, 57 and 71; painted over at 73), the pointed buff brick headers above all openings, and the existing wooden window frames, door frames and sills
- On the principal (north) elevations, the transom surmounting the main entrance

Note: the one-storey addition to the entrance at 85 Niagara Street and the current cladding (siding and stone veneer) on the principal (north) elevation of the property at 87 Niagara Street are not considered heritage attributes

**73 Niagara Street
Letter of Objection**

ATTACHMENT 6

(Provided separately)