



Decision Letter

Toronto Preservation Board

Meeting No.: 46

Contact: Tanya Spinello, Committee Administrator

Meeting Date: Monday, July 6, 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

PB46.8 - 72 Henry Street, 258 Wallace Avenue, and 80 Ward Street - Inclusion on the Heritage Register

Decision Type: ACTION

Status: Adopted

Wards: 9 - Davenport, 11 - University - Rosedale

Board Decision

The Toronto Preservation Board recommends that:

1. City Council include 72 Henry 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 (June 15, 2026) from the Senior Manager, Heritage Planning, Urban Design, City Planning.
2. City Council include 258 Wallace Avenue on the City of Toronto's Heritage Register in accordance with the Listing Statement (Reasons for Inclusion) attached as Attachment 2 to the report (June 15, 2026) from the Senior Manager, Heritage Planning, Urban Design, City Planning.
3. City Council include 80 Ward Street on the City of Toronto's Heritage Register in accordance with the Listing Statement (Reasons for Inclusion) attached as Attachment 3 to the report (June 15, 2026) from the Senior Manager, Heritage Planning, Urban Design, City Planning.

Origin

(June 15, 2026) Report from the Senior Manager, Heritage Planning, Urban Design, City Planning

Summary

At its meeting on July 6, 2026 the Toronto Preservation Board considered Item [PB46.8](#) and made recommendations to City Council.

Summary from the report (June 15, 2026) from the Senior Manager, Heritage Planning, Urban Design, City Planning:

This report recommends that City Council include 72 Henry Street, 258 Wallace Avenue, and 80 Ward 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 Attachments 1, 2, and 3.

The subject property at 72 Henry Street is located on the west side of Henry Street between College Street and Cecil Street in the Kensington-Chinatown neighbourhood. The property contains a 2-1/2-storey detached house-form building constructed between 1886 and 1887. A location map and current photograph of the property are found in Attachment 1.

72 Henry Street is immediately south of the property at 191-199 College Street and 74-76 Henry Street, which is subject to an Official Plan and Zoning By-law Amendment application to permit a 45-storey (158 metre, excluding mechanical penthouse) mixed-use building, containing 684 residential units (545 affordable rental units) and 1,931 square metres of grade-related retail space. The owner of 191-199 College Street and 74-76 Henry Street has recently acquired 72 Henry Street.

Separate Report from the Acting Director, Community Planning, on the proposed Official Plan and Zoning By-law Amendment application will be considered by City Council in conjunction with this Report.

The subject property at 258 Wallace Avenue (including entrance address 258A Wallace Avenue) is located on the north side of Wallace Avenue between Campbell Avenue and Ward Street, west of, and immediately adjacent to Metrolinx and the Canadian National Railway corridor, in the Junction-Wallace Emerson neighbourhood. The property contains a 2-storey, red-brick, manufacturing warehouse-type building constructed in 1920. A location map and current photograph of the property are found in Attachment 2.

The subject property at 80 Ward Street is located on the west side of Ward Street between Wallace and Lappin Avenues, east of, and immediately adjacent to the Metrolinx and Canadian National Railway corridor. The property contains a 2-storey, buff-brick, manufacturing and office-type building constructed in 1947. A location map and current photograph of the property are found in Attachment 3.

258 Wallace Street and 80 Ward Street are a part of an Official Plan Amendment Application to redesignate the site from Core Employment Areas to Mixed Use Areas. The application was submitted on May 25, 2026, and for which ERA Architects produced a "Conservation Design Parameters: Wallace & Ward, Toronto" report dated November 22, 2022.

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.

Background Information

(June 15, 2026) Report and Attachments 1 to 3 from the Senior Manager, Heritage Planning, Urban Design, City Planning on 72 Henry Street, 258 Wallace Avenue, and 80 Ward Street - Inclusion on the Heritage Register

(<https://www.toronto.ca/legdocs/mmis/2026/pb/bgrd/backgroundfile-288432.pdf>)

Communications

(July 6, 2026) E-mail from George Traini
(PB.Supp)

(July 6, 2026) E-mail from Nicole Corrado
(PB.New)

Declared Interests

The following member(s) declared an interest:

Peter Pantalone - The member's employer has been retained by the owner of 258 Wallace Avenue and 80 Ward Street to provide urban design consulting for its OPA application.

Written Declaration: <https://secure.toronto.ca/council/declared-interest-file.do?id=13165>

