

Subject: Heritage Permits Issued Through Delegated Authority, 2025

File Number: ACS2026-PDB-RHU-0025

Report to Built Heritage Committee on 10 March 2026

and Council 11 March 2026

Submitted on February 27, 2026 by Court Curry, Director, Right of Way, Heritage, and Urban Design, Planning, Development and Building Services Department

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Ward: Citywide

Objet : Permis patrimoniaux délivrés en vertu de pouvoirs délégués, 2025

Dossier : ACS2026-PDB-RHU-0025

Rapport au Comité du patrimoine bâti le 10 mars 2026

et au Conseil le 11 mars 2026

Soumis le 27 février 2026 par Court Curry, Directeur, Services des emprises, du patrimoine, et du design urbain, Direction générale des services de la planification, de l'aménagement et du bâtiment

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Quartier : À l'échelle de la ville

REPORT RECOMMENDATION(S)

That the Built Heritage Committee recommends that Council receive the following report for information.

RECOMMANDATION(S) DU RAPPORT

Que le Comité du patrimoine bâti recommande que le Conseil prenne connaissance du rapport suivant à titre d'information.

BACKGROUND

On July 8, 2015, City Council approved the recommendations included in the report number [ACS2015-PAI-PGM-0094](#) that delegated authority under the *Ontario Heritage Act* (“the Act”) for certain types of applications to the General Manager, Planning, Development and Building Services Department (previously known as Growth Management Department at the time of report approval). This authority has been incorporated into Schedule “I”, Section 29 of the City’s Delegation of Authority By-law 2025-69. Schedule I, Section 29(8) of the Delegation of Authority By-law requires the Director, Right of Way, Heritage and Urban Design bring forward to the Built Heritage Committee and Council once every calendar year, an annual information report of heritage permits issued under delegated authority. This report has been prepared to provide information on permits issued through delegated authority in 2025.

DISCUSSION

A total of 34 heritage reports were prepared by staff in the Heritage Planning branch for consideration by the Built Heritage Committee and City Council in 2025.

Of these 34 reports, six (6) were related to alterations, demolitions or new construction of buildings designated under either Part IV or Part V of the *Ontario Heritage Act*. There were 22 reports related to the designation of properties under Part IV of the *Ontario Heritage Act*. There were no annual reports related to the Heritage Register in 2025.

From January 1, 2025, to December 31, 2025, 117 heritage permits were issued under delegated authority in compliance with Parts IV and V of the *Ontario Heritage Act* authorizing a variety of alterations ranging from windows replacement to additions that meet the criteria approved by Council.

The average timeline for the issuance of a permit delegated to staff are approximately nine (9) calendar days from the date of application with many smaller applications taking a maximum of three (3) days for issuance.

A complete list of heritage permits issued through delegated authority is attached as Document 1 to this information report.

FINANCIAL IMPLICATIONS

There are no direct financial implications.

LEGAL IMPLICATIONS

There are no legal implications associated with receiving this report.

COMMENTS BY THE WARD COUNCILLOR(S)

This is a citywide report – not applicable.

CONSULTATION

There was no consultation for this report.

ACCESSIBILITY IMPACTS

There are no accessibility impacts associated with this report.

ASSET MANAGEMENT IMPLICATIONS

There are no asset management implications arising from the recommendation of this report.

DELEGATION OF AUTHORITY IMPLICATIONS

Schedule I, Section 29(8) of the Delegation of Authority By-law requires the Director, Right of Way, Heritage and Urban Design bring forward to the Built Heritage Committee and Council once every calendar year, an annual information report of heritage permits issued under delegated authority. This report has been prepared to provide information on permits issued through delegated authority in 2025.

RISK MANAGEMENT IMPLICATIONS

There are no risk management implications.

RURAL IMPLICATIONS

In 2025, five (5) heritage permits were issued for designated properties in the rural area:

- 270 Pinhey's Point Road

- 1131 Mill Street
- 270 Pinhey's Point Road
- 590 Hazeldean Road
- 6732 Waterloo Street

TERM OF COUNCIL PRIORITIES

There are no Term of Council Priority impacts associated with this report.

SUPPORTING DOCUMENTATION

Document 1 Heritage Permits Issued under Delegated Authority, 2025

DISPOSITION

This report is for information. The Heritage Planning Branch will continue to report annually on heritage permits issued under delegated authority.

Document 1 Heritage Permits Issued under Delegated Authority, 2025

Application Date	Address	Designation	Type of Work	Heritage Permit Issued
2025-01-03	118 Sparks Street	V	Converting an office into an exterior facing automatic banking machine on Sparks Street level. installing a new glass door with stainless steel finish on Sparks Street side façade.	2025-01-09
2025-01-09	582 Mariposa Avenue	V	Construction of an addition, removal of existing addition and detached garage, expansion of existing driveway, landscape alterations	2025-01-10
2025-01-16	1495 Heron Road	IV	Alterations to the property to prepare for future development	2025-01-22
2025-01-22	211 Bronson Avenue	IV	Reconstruction of the stone entrance portico	2025-01-31
2025-01-22	47 Rideau Street	V	Minor exterior alterations to facilitate the reuse of the building as a music venue	2025-02-06
2025-01-28	35 MacKay Street	IV/V	Replacement of wood windows with new aluminum-clad wood windows	2025-03-04
2025-01-31	120 Lisgar Street	V	Exterior masonry conservation at the northwest corner of the tower	2025-01-31
2025-02-06	47 Rideau	V	Minor alterations to the exterior building envelope	2025-02-06
2025-02-12	489 Minto Place	V	Minor alterations incl. replacement of all windows, new garage door, a new rear door, stucco repair, and repair of soffits and fascia	2025-02-20
2025-02-19	39 Dufferin Street	V	Exterior masonry conservation of the nuttress and tower restoration.	2025-02-19
2025-02-19	312 Laurier Avenue East	IV/V	Rehabilitation of the main limestone entrance	2025-02-19
2025-02-20	50 Macnabb Place	V	Replacement of wood siding with Hardie board due to woodpecker damage	2025-02-27
2025-02-20	169 Crichton Street	V	Replacement of second storey window	2025-02-28
2025-02-25	142 Lewis Street	V	Masonry restoration on main church tower.	2025-02-25
2025-02-26	243 Augusta Street	IV/V	Restoration of the porch at the Pearson House	2025-02-26
2025-02-26	4 Bradley Farm Court		Masonry chimney rehabilitation	2025-02-26
2025-02-26	181 Britannia Road	IV	Cedar bell tower roof replacement	2025-02-26
2025-02-26	215 Bruyere Street	V	In kind replacement of the two-storey porch	2025-02-26
2025-02-26	104 Daly Avenue	V	Engineering assessment of the southwest corner that supports the upper storey	2025-02-26
2025-02-26	692 Echo Drive	IV	Restoration and in-kind replacement of windows and doors	2025-02-26
2025-02-26	94 Glebe Avenue	V	Restoration of the heritage porch	2025-02-26
2025-02-26	113 James Street	IV	Structural restoration of the brick wall and arches	2025-02-26
2025-02-26	163 MacKay Street	IV/V	Restoration of the front wall bricks	2025-02-26
2025-02-26	17 Mariposa Avenue	IV/V	Restoration of the diamond leaded glass windows	2025-02-26
2025-02-26	38 Monkland Avenue	V	Repointing of the stone on the front wall	2025-02-26
2025-02-27	17 Cathcart Square	V	Restoration of the front porch	2025-02-27
2025-02-27	316 Waverley	V	Restoration of the masonry entrance stair	2025-02-27
2025-02-28	257 Bolton Street	V	Installation of new painted horizontal lap siding	2025-02-28
2025-02-28	176 Cameron Avenue	IV	Replacement of wood beam supporting second storey and posts under the beam	2025-03-07
2025-03-04	150 Argyle Avenue	V	Restoration of exterior windows, sills, and frames	2025-03-04

Application Date	Address	Designation	Type of Work	Heritage Permit Issued
2025-03-04	173 Stanley Avenue	V	Porch removal and replacement in kind	2025-03-04
2025-03-04	175 Stanley Avenue	V	Porch removal and replacement in kind	2025-03-04
2025-03-07	270 Pinhey's Point Road	IV	Plaster consolidation	2025-03-07
2025-03-07	30 Goulburn Avenue	V	Masonry restoration of the stone wall	2025-03-07
2025-03-12	455 Green Avenue	V	Replacement of egress window wells in basement with new staircases	2025-03-12
2025-03-21	407 Wilbrod Street	V	Restoration with focus on front porch and veranda	2025-04-08
2025-03-23	71 Crichton	IV	Addition of a three-season sunroom	2025-06-16
2025-03-25	73 MacKay Street	IV/V	Condition assessment and restoration of the historic bargeboard	2025-03-25
2025-03-25	1131 Mill Street	IV	Roof replacement in kind	2025-03-25
2025-03-25	50 Pond Street	V	Alterations and additions, incl. a new sunroom, deck, and brick addition at the rear, new windows, door, and staircase	2025-03-26
2025-03-27	275 Maclaren Street	IV/V	Masonry restoration	2025-03-27
2025-03-27	127 York Street	V	Replacement of vestibule with porch, addition of window on east wall,	2025-04-23
2025-03-28	320 Cooper Street	V	Adding a new means of egress - reissuance of a permit from 2023	2025-03-28
2025-03-28	65 Lakeway Drive	V	Window replacements, removal of chimney, and modification of exterior, new deck and pergola in rear	2025-04-08
2025-04-04	75 Nicholas	IV	New gate and fence for garbage area	2025-04-30
2025-04-10	420 Kenwood Avenue	IV	Restoration of fire damaged elements of building, including windows, doors, porch	2025-04-15
2025-04-10	37 Clarence Street	V	New rooftop patio and rear steel staircase	2025-04-23
2025-04-11	303 Frank Street	V	Construction of new wood skylight on West elevation, brown or black flashing	2025-04-16
2025-04-11	27 Bruyere Street	IV/V	Creation of a temporary opening in the stone wall on Cathcart Street	2025-05-01
2025-04-17	204 Lakeway Drive	V	New landscaping on property	2025-04-30
2025-04-21	17 Mariposa Avenue	IV/V	Addition of a dormer	2025-06-02
2025-04-22	945 Bank	IV/Easement	Replacement of soffit on east and west facades. Existing soffit was previously replaced, not original.	2025-04-25
2025-04-22	550 Cumberland Street	V	Replacement of acrylic dome with double glazing due to leakage and flammability risk	2025-04-25
2025-04-22	238 Bruyere	V	Restoration of rear porch and roofline after fire damage	2025-04-30
2025-04-23	132 Sir Guy Carleton	V	Exterior renovations: replacement windows, new deck, new opening	2025-04-23
2025-04-24	313 Acacia	V	New gazebo in rear yard.	2025-05-02

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2025-04-29	169 Clemow	V	Window replacement, reinstall of stained-glass inserts, stone infill of basement openings.	2025-04-29
2025-05-09	27 Bruyere Street	IV/V	Masonry restoration and copper replacement	2025-05-28
2025-05-14	175 Third Avenue	IV	Exterior envelop repairs	2025-05-21
2025-05-26	50 MacNabb	V	reissued permit for revised cladding material	2025-05-26
2025-05-27	319 Clemow	V	Addition of two 48-inch-wide skylights on third floor at rear of building.	2025-06-16
2025-05-30	180 Coltrin 4 Bradley Farm	V	Replanting of cedar hedge, installation of new fence to satisfy pool permit	2025-06-05
2025-06-04	Court	IV	Infilling a basement door opening with historic stone. Replacement of the existing covered balcony and staircase at the rear of the	2025-06-12
2025-06-12	354 Elgin	V	main building.	2025-06-17
2025-06-17	210 Acacia	V	Window replacement	2025-06-25
2025-06-20	270 Pinhey's Point Road	IV	Wood window restoration	2025-07-24
2025-06-25	288 Clemow	IV	Addition of a three-season sunroom	2025-07-08
2025-06-26	692 Echo	V	Replacement of three windows	2025-07-09
2025-07-03	377 Dalhousie	IV	Sign application and addition of a 24-walk up window	2025-07-15
2025-07-04	238 Bruyere	V	Reissued permit for revised material - Restoration of rear porch and roofline after fire damage	2025-07-09
2025-07-07	440 Roxborough	V	Window replacement	2025-07-17
2025-07-11	157 Bank Street	V	Alteration of window and door assembly; addition of two to upper levels	2025-07-29
2025-07-15	293 MacLaren	V	Addition at rear	2025-07-24
2025-07-17	47 Rideau (10 George Street)	V	Parking, landscaping alterations	2025-07-17
2025-07-22	152 Metcalfe Street	IV	Reparation of historic window frames	2025-07-30
2025-07-22	35 MacKay Street 77 Gloucester	IV/V	Reissued permit for replacement of all windows, and added scope of restoration of porches, repointing of masonry	2025-08-08
2025-07-31	Street	IV	Replacement of concrete steps on south (front) facade	2025-08-11
2025-08-01	107 Guigues	V	Reconstruction of the rear post fire	2025-08-12
2025-08-01	440 Roxborough	V	Re-issue of heritage permit to include replacement of siding in front vestibule	2025-08-12
2025-08-06	80 Pond Street	V	Landscaping, hardscaping, and fencing for pool enclosure	2025-08-18
2025-08-06	2 Daly Avenue	IV	Restoration of the masonry perimeter wall	2025-08-21
2025-08-07	17 Mariposa Avenue	IV/V	Reissue permit for the replacement of portions of the stucco cladding with real stucco	2025-08-11
2025-08-12	590 Hazeldean	IV	Repair to window assemblies, entrance door assemblies, and roof trim	2025-08-22
2025-08-13	214 Metcalfe	V	Repair to east elevation of building due to vehicle impact	2025-08-22
2025-08-18	12 Birch Avenue	V	Addition to existing single detached house; hardscaping in rear yard	2025-08-19
2025-08-28	69 MacKay	V	Reconstruction of, and minor modifications to, an existing chimney.	2025-09-02

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2025-09-03	133 Stanley Avenue	V	Construction of rear addition to existing house	2025-09-12
2025-09-08	63 St. Andrew Street	V	Replacement of rotted wood elements on rear porch with pressure treated lumber	2025-09-17
2025-09-09	290-292 Daly Avenue	V	Repair and restoration of front porch	2025-09-17
2025-09-11	27 Bruyere Street	IV/V	Installation of a metal gate to make the wall opening on Cathcart permanent.	2025-09-19
2025-09-17	447 Daly Avenue	V	Three storey addition at rear of existing building to add four new units	2025-09-29
2025-09-17	255 Mackay Street	V	Demolition of detached garage and small rear addition to satisfy conditions of severance	2025-09-29
2025-09-23	300 Cooper Street	IV/V	Replace rear wood windows with aluminum clad wood windows.	2025-10-03
2025-10-01	158 Dalhousie Street	V	Removal of garage door and addition of windows to convert beauty supply store to place of worship	2025-10-02
2025-10-03	149 Crichton Street	V	Replace an existing deck and create a new opening	2025-10-24
2025-10-06	9 Marlborough Avenue	V	Rear addition, less than 30 per cent GFA and minor exterior alterations	2025-10-20
2025-10-07	94 Crichton Street	V	Removing aluminum storms and replacing them with new wood windows	2025-10-07
2025-10-07	16 Sweetland Avenue	V	Restoration of wood and wrought iron elements on the front elevation	2025-10-07
2025-10-08	395 Laurier Avenue East	V	Removal of non-functioning chimney	2025-10-21
2025-10-09	545 Montagu Pl	V	Carport on north side of property, landscaping in front of building	2025-10-21
2025-10-10	176 Cameron Avenue	IV	Replacement of west staircase, repair of veranda flooring and replacement of balcony railings with glass	2025-10-20
2025-10-15	233 Soper	V	Construction of addition above existing attached garage	2025-10-21
2025-10-16	17 Myrand	IV	Install screens in the openings of the arcaded west balcony	2025-10-29
2025-10-21	6732 Waterloo Street	IV	Replace existing siding with new siding	2025-11-03
2025-10-29	75 MacKay Street	IV/V	Install eavestrough and like for like replacement of roof	2025-11-14
2025-11-03	126 Stanley	V	New garage on River Lane	2025-11-05
2025-11-03	5 Blackburn Avenue	IV/V	Masonry restoration	2025-11-03
2025-11-14	72 Buena Vista	V	Modifications to windows and door on rear (south) elevation and windows on south and east elevations on east addition	2025-11-25
2025-11-14	44 Sparks Street	V	Temporary winter vestibule (D'Arcy McGee's)	2025-11-28
2025-11-18	440 Roxborough	V	Re-issue of heritage permit to include custom wood replica windows.	2025-11-20
2024-11-18	260 Cloverdale Road	V	Construction of additions, expansion of an existing driveway, landscape alterations	2025-01-31
2025-11-21	173 Huntmar Road	IV	Reroofing, stabilize porches, and store fallen brick and decorative wood elements	2025-11-21

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2025-11-26	385 Sussex Drive	IV/V	Rehabilitation of the front entrance and door surrounds	2025-12-04
2025-11-28	145 Lakeway Drive	V	Replacement of all windows on property	2025-12-11
2025-12-05	155 Queen Street	IV/V	Restoration work on ground floor columns	2025-12-16
2025-12-09	34 Birch Avenue	V	Addition less than 30 per cent GFA	2025-12-19
2025-08-12	194 Stanley Avenue	V	Reissue permit to include window alterations	2025-08-19