



**STAFF REPORT
ACTION REQUIRED**

**174 Old Yonge Street - Intention to Designate, Part IV,
Ontario Heritage Act**

Date:	September 10, 2007
To:	Toronto Preservation Board and North York Community Council
From:	Director, Policy and Research, City Planning Division
Wards:	Don Valley West – Ward 25
Reference Number:	

SUMMARY

This report recommends that City Council state its intention to designate the property at 174 Old Yonge Street (St. John’s Rectory) under Part IV of the Ontario Heritage Act. The property is listed on the City of Toronto Inventory of Heritage Properties.

There is concern in the community about the future of the site, which contains a house form building constructed as St. John’s Rectory and associated with St. John’s Anglican Church, York Mills. In order to allow City Council to control the demolition of this building and the potential redevelopment of the property, City Council must state its intention to designate the property under Part IV of the Ontario Heritage Act and give notice of its intention to the property owner.

RECOMMENDATIONS

The City Planning Division recommends that

1. City Council state its intention to designate the property at 174 Old Yonge Street (St. John’s Rectory) under Part IV of the Ontario Heritage Act;
2. If there are no objections to the designation in accordance with Section 29(6) of the Ontario Heritage Act, the solicitor be authorized to introduce the Bills in Council designating the property under Part IV of the Ontario Heritage Act; and
3. If there are objections in accordance with Section 29(7) of the Ontario Heritage Act, the Clerk be directed to refer the proposed designation for which there is an objection to the Conservation Review Board.

Financial Impact

There are no financial implications resulting from the adoption of this report. The public Notice of Intention to Designate will be advertised on the City's web site in accordance with the City of Toronto Act provisions.

ISSUE BACKGROUND

The property at 174 Old Yonge Street is listed on the City of Toronto Inventory of Heritage Properties. While an application to demolish the property was withdrawn, there is concern in the community about the future of the site.

The property contains a house form building constructed as St. John's Rectory (1878), which is associated with St. John's Anglican Church (1844) at 19 Don Ridge Road and is one of a small collection of surviving structures reflecting the 19th century development of York Mills. To control the demolition of this building and the potential redevelopment of the property, City Council must state its intention to designate the property under Part IV of the Ontario Heritage Act and give notice of its intention to the property owner.

The North York Community Preservation Panel provided research material that assisted in the preparation of the Reasons for Designation.

COMMENTS

The property at 174 Old Yonge Street is worthy of designation under Part IV of the Ontario Heritage Act for its cultural heritage value, and meets the criteria for municipal designation prescribed by the Province of Ontario. Located on the west side of Old Yonge Street, north of York Mills Road, the two-storey house form building was completed in 1878 as the rectory for St. John's Anglican Church (1844). St. John's Rectory has design, associative and contextual value as a surviving late 19th century building associated with the historical development of York Mills.

A location map (Attachment No. 1) and photographs (Attachment No. 2) are attached. The Reasons for Designation (Attachment No. 3) are intended to be posted on the City of Toronto's web site and served on the owner of the property and the Ontario Heritage Trust according to the provisions of the Ontario Heritage Act. The Reasons for Designation include a statement of the cultural heritage value of the property with a description of its heritage attributes.

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SIGNATURE

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ATTACHMENTS

Attachment No. 1: Location Map
Attachment No. 2: Photographs
Attachment No. 3: Reasons for Designation