



STAFF REPORT ACTION REQUIRED

1006 Bloor Street West – Inclusion on Heritage Inventory

Date:	January 26, 2007
To:	Toronto Preservation Board Toronto and East York Community Council
From:	Director, Policy and Research, City Planning Division
Wards:	18, Davenport
Reference Number:	

SUMMARY

At the last Council meeting cycle in 2006 the property at 1006 Bloor Street West (Paradise Theatre (1937)) was recommended for inclusion on the City of Toronto Inventory of Heritage Properties for its cultural heritage value or interest.

At that time, the owner asked for deferral of consideration of the recommendation to allow additional time for consultation with staff. The owner provided an undertaking to not demolish the building. To ensure protection from demolition or alteration for the building, Council listed the building and asked staff to report, after consultation with the owner, on whether the listing should be continued. (TEYCC, Report 7, Clause 28)

Staff met with the owners and their representatives and explained the implications of listing. Staff advises that the property meets the criteria for listing and should not be removed from the Inventory. However, as a result of the consultation, staff recommend that the Heritage Attributes detailed in Attachment 3 of the July 17, 2006 be amended.

RECOMMENDATIONS

The City Planning Division recommends

1. that Clause 28 of Report 7 of the Toronto and East York Community Council, adopted as amended by City Council on September 25, 26 and 27, 2006, be amended by deleting Attachment 3 of the report (July 17, 2006) from the Director, Policy and Research, City Planning Division, and replacing it with Attachment 1 included in this report:

Financial Impact

There are no financial implications resulting from the adoption of this report.

DECISION HISTORY

At its meeting of August 31, 2006, the Toronto Preservation Board deferred consideration of a staff recommendation that City Council include the property 1006 Bloor Street West on the City of Toronto Inventory of Heritage Properties, provided the owner agree in writing not to demolish the building until the Board could considered the issue. This decision was taken at the request of the owner's representative, to permit further consultation with staff.

On September 13, 2006, Toronto and East York Community Council forwarded staff's recommendations to City Council without recommendation.

On September 25, 2006, staff reported to City Council that an undertaking by the owner, in the form of a letter, not to alter or demolish the property at 1006 Bloor Street West was received. The Ward Councillor, after consultation with the City Solicitor, was not satisfied that the undertaking not to demolish could be enforced. To ensure protection for the heritage attributes of the property, Council listed the property and directed that staff report, after meeting with the owners, on whether the property should be removed from the Inventory (TEYCC, Report 7, Clause 28).

ISSUE BACKGROUND

Staff met with representatives of the owner of the property to discuss the impact of listing.

COMMENTS

The Paradise Theatre has closed, and there is concern in the neighbourhood about the future of the site. Staff have evaluated the property at 1006 Bloor Street West again and continue to be of the opinion that it merits inclusion on the City of Toronto Inventory of

Heritage Properties for its cultural heritage value or interest. The continued inclusion of the property on the City's heritage inventory would enable staff to monitor any proposed changes to the site and encourage the retention of its Heritage Attributes.

However, in consultation with the owners and their representatives, staff agree that it would be appropriate to amend the description of the Heritage Attributes of the building on the property (Attachment 1). The recommended changes include a few corrections to the description of the materials used to face the building and the removal of the description of the brown brick east wall of the theatre building proper. This change would permit the redevelopment of the property, subject to standard development approval, should that be proposed, while retaining the front (south) façade, which has significant heritage value, in any such redevelopment.

CONTACT

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SIGNATURE

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ATTACHMENTS

Attachment No. 1 – Revised Reasons for Listing (1006 Bloor Street West)