



**STAFF REPORT  
ACTION REQUIRED**

**334 Dundas Street West – Intention to Designate under  
*Ontario Heritage Act***

<b>Date:</b>	January 17, 2007
<b>To:</b>	Toronto Preservation Board and Toronto and East York Community Council
<b>From:</b>	Director, Policy and Research, City Planning Division
<b>Wards:</b>	Trinity-Spadina – Ward 20
<b>Reference Number:</b>	

**SUMMARY**

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This report recommends that City Council state its intention to designate the property at 334 Dundas Street West (Richard Chadd and Hugh McCaw Houses) under Part IV of the *Ontario Heritage Act*.

As directed by the Toronto and East York Community Council, Planning Division staff have met with the property owners to explain the implications of the proposed designation. The property at 334 Dundas Street West forms an integral part of the intact group of house form buildings at 312-356 Dundas Street West, 10 of which City Council has stated its intention to designate under Part IV of the *Ontario Heritage Act*.

**RECOMMENDATIONS**

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It is recommended that:

1. City Council state its intention to designate the property at 334 Dundas Street West (Richard Chadd and Hugh McCaw Houses) under Part IV of the *Ontario Heritage Act*;
2. If there are no objections to the designation in accordance with Section 26(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*;
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 to the Conservation Review Board; and

4. The appropriate City Officials be authorized and directed to take necessary action to give effect thereto.

### **Financial Impact**

There are no financial implications resulting from the adoption of this report. The cost of publishing the notice of intention to designate in the daily newspaper is included in the 2007 Policy and Research budget.

### **DECISION HISTORY**

At its meeting of September 13, 2006, the Toronto and East York Community Council in Report 7, Item 29 referred the property at 334 Dundas Street West back to the Director, Policy and Research, City Planning Division, for further consultation with the owner and to report to the first meeting of the Toronto Preservation Board in 2007.

### **ISSUE BACKGROUND**

At its meeting of August 31, 2006, the Toronto Preservation Board considered a report (June 15, 2006) concerning the intention to designate 12 properties at 312-356 Dundas Street West under Part IV of the *Ontario Heritage Act*.

As shown on the location map (Attachment No. 1), the property at 334 Dundas Street West contains two house form buildings with the single confirmed municipal address of 334 Dundas Street West, one of which has the convenience address of 336 Dundas Street West. The property is part of a group that was listed on the City of Toronto Inventory of Heritage Properties in 1973. At its meeting of September 25, 26, and 27, 2006, Toronto City Council stated its intention to designate 10 of the properties under Part IV of the *Ontario Heritage Act*.

Planning Division staff have met with the owners of the property at 334 Dundas Street West to explain the implications of the proposed designation.

### **COMMENTS**

Planning Division staff continue to support the proposed designation of the property at 334 Dundas Street West for its cultural heritage value, particularly its contextual significance as an integral part of an intact group of late 19<sup>th</sup> century house form buildings that are listed on the City's heritage inventory and have been recommended for designation under Part IV of the *Ontario Heritage Act*.

The following Statement of Reasons for Designation is intended for publication according to the provisions of the *Ontario Heritage Act*. The Reasons for Designation, with photographs, are attached (Attachments No. 2A-B) and include statements of the cultural heritage value and descriptions of the heritage attributes of the property. The

complete Reasons for Designation will be served on the property owner and the Ontario Heritage Trust and included in the designation by-law.

#### Statement of Reasons for Designation

The property at 334 Dundas Street, which contains a property also identified for convenience purposes as 336 Dundas Street West, is recommended for designation under Part IV of the *Ontario Heritage Act* for its cultural heritage value or interest. The Richard Chadd House at #334 and the Hugh McCaw House known for convenience purposes as #336 have design or physical value and contextual value as representative examples of late 19<sup>th</sup> century house form buildings with Gothic Revival stylistic features that contribute to the character of Dundas Street West in the Grange neighbourhood west of University Avenue.

#### **CONTACT**

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#### **SIGNATURE**

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Barbara Leonhardt  
Director, Policy and Research

#### **ATTACHMENTS**

Attachment No. 1: Location Map  
Attachment No. 2A-B: Photographs and Reasons for Listing