



**STAFF REPORT  
ACTION REQUIRED**

**480 Oriole Parkway – Intention to Designate, Part IV,  
*Ontario Heritage Act***

<b>Date:</b>	January 29, 2007
<b>To:</b>	Toronto Preservation Board, Toronto & East York Community Council
<b>From:</b>	Director, Policy and Research, City Planning Division
<b>Wards:</b>	St. Paul’s – Ward 22
<b>Reference Number:</b>	

**SUMMARY**

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This report recommends that, following consultation with the Toronto Preservation Board, City Council state its intention to designate the property at 480 Oriole Parkway under Part IV of the *Ontario Heritage Act*. The property was listed on the City of Toronto Inventory of Heritage Properties in 1995.

The property contains an apartment complex, which is undergoing conversion to a residential condominium. The owners support the proposed designation, which will enable the property to qualify for a reduced parking requirement under the Zoning Bylaw.

**RECOMMENDATIONS**

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**The City Planning Division recommends that**

1. City Council state its intention to designate the property at 480 Oriole Parkway (Parkway Court Apartments) 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.

### **ISSUE BACKGROUND**

The apartment complex is being converted to a residential condominium. The City Planning Division is recommending approval of this conversion, which is the subject of a companion staff report from the Director, Community Planning, Toronto and East York District. The owners support the proposed designation as, under the Zoning Bylaw, a designated property can provide less parking than normally required.

The property was included on the City of Toronto Inventory of Heritage Properties in 1995.

### **COMMENTS**

The property at 480 Oriole Parkway is worthy of designation under Part IV of the *Ontario Heritage Act* for its cultural heritage value or interest, and meets the criteria for municipal designation prescribed by the Province of Ontario. A location map (Attachment No. 1) and photographs (Attachment No. 2) are attached.

The following Statement of Reasons for Designation is intended for publication according to the provisions of the *Ontario Heritage Act*. The Reasons for Designation are attached (Attachment No. 3) and include a statement of the cultural heritage value of the property with a description of its heritage attributes. The complete Reasons for Designation will be served on the property owner and the Ontario Heritage Trust and included in the designating by-law.

## **Reasons for Designation**

The property at 480 Oriole Parkway is recommended for designation under Part IV of the *Ontario Heritage Act* for its cultural heritage value or interest. Constructed in 1930 according to the designs of the important Toronto architects, Kaplan and Sprachman, the Parkway Court Apartments are finely detailed examples of Period Revival design that contribute to the character of Avenue Road, south of Eglinton Avenue West.

## **CONTACT**

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## **SIGNATURE**

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Barbara Leonhardt  
Director, Policy and Research

## **ATTACHMENTS**

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