



STAFF REPORT ACTION REQUIRED

582 Sherbourne Street - Intention to Designate under Part IV of the *Ontario Heritage Act*, Approval of Alterations to a Heritage Building, and Authority to Enter into a Heritage Easement Agreement

Date:	April 30, 2007
To:	Toronto Preservation Board Toronto East York Community Council
From:	Director, Policy and Research, City Planning Division
Wards:	Toronto Centre-Rosedale – Ward 27
Reference Number:	

SUMMARY

This report recommends that City Council state its intention to designate the property at 582 Sherbourne Street under Part IV of the *Ontario Heritage Act* and approve alterations to a heritage building. Authority is requested to enter into a Heritage Easement Agreement to provide for the long term protection of the James Cooper House.

The generous setback of the original house from Sherbourne Street prohibits the introduction of a development within the remaining available land without relocating the heritage building on the site.

The allowance for the relocation of the house towards Sherbourne Street accommodates the heritage building within the proposed development while restoring the house and securing its long-term protection.

RECOMMENDATIONS

It is recommended that:

1. City Council state its intention to designate the property at 582 Sherbourne Street (James Cooper House) 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;
4. The alterations to the heritage building at 582 Sherbourne Street be approved substantially in accordance with the plans by A. Burka Architect Inc. (Planning Division date stamped April 16, 2007) and on file with the Manager of Heritage Preservation Services, subject to the owner:
 - a. prior to final site plan approval:
 - entering into a Heritage Easement Agreement with the City;
 - submitting a Conservation Plan, prepared by a heritage consultant and based on the approved Conservation Strategy as prepared by Goldsmith Borgal and Company Ltd. Architects (dated March 2006), for the adaptive re-use of the John Cooper House, satisfactory to the Manager of Heritage Preservation Services.
 - b. prior to the issuance of a demolition permit for the Linden Street wing:
 - providing a letter of credit in a form and an amount satisfactory to the Chief Planner and Executive Director, City Planning Division, to secure all work included in the Conservation Plan referred to in 4.a above;
5. Authority be granted by City Council for the execution of a Heritage Easement Agreement under Section 37 of the *Ontario Heritage Act* with the owners of the property at 582 Sherbourne Street (The James Cooper House); and
6. 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.

ISSUE BACKGROUND

The James Cooper house is located on the northwest corner of Sherbourne and Linden Streets as shown on the attached Location Map (Attachment No. 1). The property was listed on the City of Toronto Inventory of Heritage Properties on June 20, 1973.

This Second Empire style house was constructed in 1880 and was more recently occupied by the Knights of Columbus.

The property changed from its original residential use around the turn of the century when it was purchased by the Keeley Institute. The two-storey Georgian Revival structure on Linden Street was added in 1911 subsequent to the purchase of the property by the Knights of Columbus.

The Linden Street addition has undergone various infill components and alterations since its original construction and is not listed on the City of Toronto Inventory of Heritage Properties.

Photographs of the house, the 1911 structure and the subsequent additions are shown in the attached photographs (Attachments Nos. 2A-B).

PROPOSAL

The development proposal for the site consists of the relocation of the historic house towards Sherbourne Street and the introduction of a 32-storey residential tower rising above a three storey townhouse form podium on Linden Street (Attachment Nos. 4A-D).

The house will be relocated approximately 14 metres east towards Sherbourne Street and 2 metres south toward Linden Street.

The historic house will accommodate amenity space for the proposed residential development linked to the new tower at grade.

The three-storey podium element acknowledges key horizontal datum lines from the heritage house and is subdivided into four residential scaled units to transition to the existing low scale residential houses.

The transition between the heritage house and the podium is expressed with a contemporary transparent architectural link to both highlight the entrance and allow the James Cooper House to read as a separate volume.

COMMENTS

The property at 582 Sherbourne Street (James Cooper House) 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. Located on the northeast corner of Sherbourne Street and Linden Street, the James Cooper House (1882) is a well-crafted example of a late 19th century residential dwelling with Second Empire features and a local landmark that reflects the evolution of Sherbourne Street from a residential enclave to include institutional uses.

The Reasons for Designation (Attachment No. 3) are intended to be posted on the City of Toronto's web site and served on the owners 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 with a description of its heritage attributes.

The proposed high-rise development will retain the Sherbourne Street presence of the James Cooper House and provide for conservation of the original building.

The concession to allow the relocation of the heritage building secures the long-term protection of this prominent heritage building along Sherbourne Street. The opportunity to accommodate residential amenity space affords a meaningful use within the new development for this important link to the history of Sherbourne Street.

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SIGNATURE

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ATTACHMENTS

- Attachment No. 1: Location Map
- Attachment Nos. 2A&B: Photographs
- Attachment No. 3: Reasons for Designation
- Attachment Nos. 4A-D: Development Plans