



**STAFF REPORT
ACTION REQUIRED**

Lonsdale Road Apartments – Inclusion of 14 Properties on Heritage Inventory

Date:	August 15, 2007
To:	Toronto and East York Community Council and Toronto Preservation Board
From:	Director, Policy and Research, City Planning Division
Wards:	St. Paul’s – Ward 22
Reference Number:	

SUMMARY

This report recommends that City Council include the 14 properties listed in Recommendation No. 1 on the City of Toronto Inventory of Heritage Properties. Located on Lonsdale Road, east of Spadina Road, the cohesive group of 14 early 20th century apartment houses contribute to the character of the Forest Hill neighbourhood.

Because some of the apartment buildings are being converted to residential condominiums, the inclusion of the 14 properties on the City’s heritage inventory would enable staff to monitor any changes to the sites and encourage the retention of their heritage attributes.

RECOMMENDATIONS

The City Planning Division recommends that:

1. City Council include the following 14 properties on the City of Toronto Inventory of Heritage Properties:
 - i. 306 Lonsdale Road (apartment building);
 - ii. 308 Lonsdale Road (apartment building);
 - iii. 310 Lonsdale Road (Russell Hill Apartments);
 - iv. 311 Lonsdale Road (apartment building);
 - v. 312 Lonsdale Road (Lonsdale Manor Apartments);
 - vi. 313 Lonsdale Road (Manor Court Apartments);
 - vii. 314 Lonsdale Road (Forest Hill Apartments);
 - viii. 315 Lonsdale Road (Manor Court Apartments);

- ix. 316 Lonsdale Road (Forest Hill Apartments);
- x. 317 Lonsdale Road (apartment building);
- xi. 319 Lonsdale Road (apartment building);
- xii. 320 Lonsdale Road (320 Lonsdale Road Apartments);
- xiii. 321 Lonsdale Road (Killarney Mansions Apartments); and
- xiv. 323 Lonsdale Road (Dunvegan Court Apartments).

Financial Impact

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

ISSUE BACKGROUND

Following research and evaluation, staff have determined that the 14 properties listed in Recommendation No. 1 of this report merit inclusion on the City of Toronto Inventory of Heritage Properties. Dating from 1917 (#321 Lonsdale) to 1932 (#320 Lonsdale), the Lonsdale Road Apartments represent a cohesive group of apartment buildings along both sides of the street, east of Spadina Road.

Some of the buildings are undergoing conversion from rental units to residential condominiums. The inclusion of the 14 properties on the City's heritage inventory would enable staff to monitor any changes to the sites and encourage the preservation of their heritage attributes.

COMMENTS

A location map (Attachment No. 1) and photographs with the Reasons for Listing (Attachments Nos. 2A-2K) are attached.

As described in the Reasons for Listing, the 14 properties listed in Recommendation No. 1 have design, associative and contextual value as a group of early 20th century apartment buildings that contribute to the character of Lonsdale Road in the Forest Hill neighbourhood.

CONTACT

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SIGNATURE

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ATTACHMENTS

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