



STAFF REPORT ACTION REQUIRED

120 First Avenue – Inclusion on Heritage Inventory

Date:	June 2, 2008
To:	Toronto Preservation Board Toronto and East York Community Council
From:	Director, Policy and Research, City Planning Division
Wards:	Toronto-Danforth – Ward 30
Reference Number:	

SUMMARY

This report recommends that City Council include the property at 120 First Avenue (St. Ann’s Rectory) on the City of Toronto Inventory of Heritage Properties. The site adjoins the property at 711 Gerrard Street East with St. Ann’s Church, which is listed on the City’s heritage inventory. It also adjoins the proposed Riverdale Phase 1 Heritage Conservation District, which extends along parts of First Avenue, West Avenue and Tiverton Avenue.

The inclusion of the property at 120 First Avenue on the City’s heritage inventory would enable staff to monitor any applications affecting the site and encourage the retention of the building’s heritage values and attributes.

RECOMMENDATIONS

The City Planning Division recommends that

1. City Council include the property at 120 First Avenue (St. Ann’s Rectory) on the City of Toronto Inventory of Heritage Properties.

Financial Impact

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

ISSUE BACKGROUND

The property at 120 First Avenue adjoins the proposed Riverdale Phase 1 Heritage Conservation District. A report recommending the adoption of the district is on the agenda for the Toronto Preservation Board meeting on June 19, 2008, followed by the

Toronto and East York Community Council on September 9, 2008. The “Riverdale Heritage Conservation District Plan, Phase 1,” prepared by Catherine Nasmith Architect for the Riverdale Area Ratepayers in 2008, excludes the property at 120 First Avenue (St. Ann’s Rectory) because it is associated in its design, history and context with St. Ann’s Church at 711 Gerrard Street East, which is recognized on the City’s heritage inventory. The Riverdale HCD Plan, Phase I, recommends that the rectory at 120 First Avenue be examined for inclusion on the City’s heritage inventory.

Staff have research and evaluated the property at 120 First Avenue and determined that it merits inclusion on the City’s heritage inventory for its design, associative and contextual value. The listing of the property would enable staff to monitor any applications affecting the site and encourage the retention of the building’s heritage values and attributes.

COMMENTS

A location map (Attachment No. 1) and photograph (Attachment No. 2) are attached. The Reasons for Listing (Attachment No. 3) outline the cultural heritage value and heritage attributes of the property.

The property at 120 First Avenue is worthy of inclusion on the City of Toronto Inventory of Heritage Properties for its cultural heritage value. Located on the north side of First Avenue in the first block east of De Grassi Street, St. Ann’s Rectory (completed 1914) is a well-designed example of an early 20th century residential building that is related in design, history and context to the neighbouring St. Ann’s Church.

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SIGNATURE

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ATTACHMENTS

Attachment No. 1: Location Map
Attachment No. 2: Photograph
Attachment No. 3: Reasons for Listing