



STAFF REPORT ACTION REQUIRED

2 Strachan Avenue – Intention to Designate, Part IV, Section 29, Ontario Heritage Act

Date:	January 4, 2008
To:	Toronto Preservation Board Toronto and East York Community Council
From:	Director, Policy and Research, City Planning Division
Wards:	Trinity-Spadina – Ward 19
Reference Number:	

SUMMARY

This report recommends that City Council state its intention to designate the property at 2 Strachan Avenue (Automotive Building) under Part IV of the Ontario Heritage Act. The property was listed on the inaugural City of Toronto Inventory of Heritage Properties in 1973.

At its meeting of December 6, 2007, the Toronto Preservation Board approved the recommendations in the report (November 29, 2007) entitled “Automotive Building at Exhibition Place - Approval of Alterations to a Heritage Building, and Authority to Enter in a Heritage Easement Agreement.” The report indicated that as part of the redevelopment of the property, Exhibition Place has agreed to the heritage designation of the Automotive Building.

RECOMMENDATIONS

The City Planning Division recommends that:

1. City Council state its intention to designate the property at 2 Strachan Avenue (Automotive Building) under Part IV, Section 29 of the Ontario Heritage Act;
2. If there are no objections to the designation in accordance with Section 29(6) of the Ontario Heritage Act, the solicitor be authorized to introduce the Bills in Council designating the property under Part IV, Section 29 of the Ontario Heritage Act; and

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.

Financial Impact

There are no financial implications resulting from the adoption of this report. The public Notice of Intention to Designate will be advertised on the City's web site in accordance with the City of Toronto Act provisions.

DECISION HISTORY

At its meeting of December 6, 2007, the Toronto Preservation Board adopted the recommendations in a staff report (November 29, 2007) entitled "Automotive Building at Exhibition Place – Approval of Alterations to a Heritage Building, and Authority to Enter in a Heritage Easement Agreement." The report was directed to the Toronto and East York Community Council on January 15, 2008.

The alterations report indicated that Exhibition Place has agreed to enter into a heritage easement agreement with the City and to the designation of the site under Part IV of the Ontario Heritage Act. On the advice of the City's legal department, properties with heritage easement agreements should also be designated under the Ontario Heritage Act because designation is considered applicable law under the Building Code Act.

ISSUE BACKGROUND

The portion of the property at 2 Strachan Avenue that is also known as 105 Princes' Boulevard and contains the Automotive Building is listed on the City of Toronto Inventory of Heritage Properties. Staff have evaluated the property and determined that it meets the prescribed provincial criteria for municipal designation under Part IV, Section 29 of the Ontario Heritage Act.

COMMENTS

The property at 2 Strachan Avenue (Automotive Building) is worthy of designation under Part IV, Section 29 of the Ontario Heritage Act for its cultural heritage value, and meets the criteria for municipal designation prescribed by the Province of Ontario. The Automotive Building (1929) is an excellent example of Modern Classical design with Art Deco detailing that is associated with the historical evolution of Exhibition Place where it is a local landmark.

A location map (Attachment No. 1) and photographs (Attachment No. 2) are attached. 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 of the property with a description of its heritage attributes.

CONTACT

Denise Gendron
Manager, Heritage Preservation Services
Tel: 416-338-1075
Fax: 416-392-1973
E-mail: dgendron@toronto.ca

SIGNATURE

Barbara Leonhardt
Director, Policy and Research
City Planning Division

ATTACHMENTS

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