



STAFF REPORT ACTION REQUIRED

2 Temperance Street – Designation, Part IV, Section 29, Ontario Heritage Act

Date:	November 8, 2007
To:	Toronto Preservation Board Toronto and 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 2 Temperance Street (Dineen Building) under Part IV, Section 29 of the Ontario Heritage Act. The property was listed on the City of Toronto Inventory of Heritage Properties in 1973.

The property owner has applied to demolish the building at 2 Temperance Street. To control the demolition of the building and the redevelopment of the site, City Council must state its intention to designate the property under Part IV of the Ontario Heritage Act and give notice of its intention to the property owner.

RECOMMENDATIONS

The City Planning Division recommends that

1. City Council state its intention to designate the property at 2 Temperance Street (Dineen Building) under Part IV, Section 29 of the Ontario Heritage Act;
2. If there are 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 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 for which there is an objection 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.

ISSUE BACKGROUND

The property at 2 Temperance Street was listed on the City of Toronto Inventory of Heritage Properties in 1973. The owner has submitted Application No. 07-265654 under the Building Code Act to demolish the building. Because the property is listed on the City's heritage inventory, the Ontario Heritage Act requires the owner to give the City 60 days notice of his or her intention to demolish the building. The waiting period begins when the City receives a notice of intention to demolish a listed property with the description of the reasons for the demolition, a current survey and a set of colour photographs. The owner has been advised of his obligations under the Ontario Heritage Act.

Staff have evaluated the property and determined that it meets the provincial criteria for municipal designation under Part IV, Section 29 of the Ontario Heritage Act. If City Council states its intention to designate the site, any application to demolish the building will be void.

The property at 2 Temperance Street with the neighbouring properties at 144 and 146 Yonge Street is part of a proposed redevelopment project. The Reasons for Designation (Attachment No. 3) includes a description of the heritage attributes that should be retained.

COMMENTS

The property at 2 Temperance Street 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. Located on the northwest corner of Yonge Street and Temperance Street (1897), the Dineen Building is a surviving example of a late 19th century office building with Classical detailing that contributes to the character of Yonge Street in the city's financial district.

A location map (Attachment No. 1) and photographs (Attachment No. 2) are attached. The Reasons for Designation are intended to be posted on the City of Toronto's web site and served on the owner 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