



STAFF REPORT ACTION REQUIRED

194 Dowling Avenue and 1501 Queen Street West – Intention to Designate, Part IV, Ontario Heritage Act

Date:	October 11, 2007
To:	Toronto Preservation Board Toronto and East York Community Council
From:	Director, Policy and Research, City Planning Division
Wards:	Parkdale-High Park – Ward 14
Reference Number:	

SUMMARY

This report recommends that City Council state its intention to designate the properties at 194 Dowling Avenue and 1501 Queen Street West under Part IV of the Ontario Heritage Act. The apartment building at 194 Dowling Avenue was damaged by fire in 1998 and stands vacant.

There are concerns in the community about the proposed redevelopment of the site. The properties contain a pair of near-identical apartment buildings that merit designation under Part IV of the Ontario Heritage Act.

RECOMMENDATIONS

The City Planning Division recommends that

1. City Council include the property at 194 Dowling Avenue (Parkdale Mansions) on the City of Toronto Inventory of Heritage Properties;
2. City Council include the property at 1501 Queen Street West (Parkdale Mansions) on the City of Toronto Inventory of Heritage Properties;
3. City Council state its intention to designate the property at 194 Dowling Avenue (Parkdale Mansions) under Part IV of the Ontario Heritage Act;
4. City Council state its intention to designate the property at 1501 Queen Street West (Parkdale Mansions) under Part IV of the Ontario Heritage Act;

5. If there are no objections to the designations in accordance with Section 29(6) of the Ontario Heritage Act, the solicitor be authorized to introduce the Bills in Council designating the properties under Part IV of the Ontario Heritage Act; and
6. If there are objections in accordance with Section 29(7) of the Ontario Heritage Act, the Clerk be directed to refer the proposed designations for which there are objections 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 properties at 194 Dowling Avenue and 1501 Queen Street West anchor opposite ends of the block along the south side of Queen Street West between Dowling Avenue (east) and Beaty Avenue (west) and contain apartment buildings designed as mirror images. The building at 194 Dowling was damaged by a fire in 1998 and is vacant. Although the interior was affected by the fire, the façades with the Classical detailing remain intact.

Together, the properties contribute to the early 20th century character of this section of Queen Street West in Parkdale, where the neighbouring Our Lady of Lebanon Church at 1515 Queen Street West is included on the City's heritage inventory.

COMMENTS

The properties at 194 Dowling Avenue and 1501 Queen Street West are worthy of designation under Part IV of the Ontario Heritage Act for their cultural heritage value, and meet the criteria for municipal designation prescribed by the Province of Ontario. The near-identical apartment buildings historically known as the Parkdale Mansions (1912) anchor the opposite ends of the block on the south side of Queen Street West between Dowling Avenue (east) and Beaty Avenue (west). The buildings are well-crafted examples of Edwardian Classicism that contribute to the character of Queen Street West in Parkdale.

The Reasons for Designation (Attachment Nos. 3 and 4) 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, 194 Dowling Avenue
Attachment No. 4: Reasons for Designation, 1501 Queen Street West