



STAFF REPORT ACTION REQUIRED

Residential Buildings on Beverley Street and Stephanie Street – Inclusion on Heritage Inventory

Date:	October 28, 2008
To:	Toronto Preservation Board Toronto and East York Community Council
From:	Director, Policy and Research, City Planning Division
Wards:	Trinity-Spadina – Ward 20
Reference Number:	

SUMMARY

Following a request from a property owner, staff have researched and evaluated the properties along the east side of Beverley Street, south of Stephanie Street, and determined that many of the residential buildings have cultural heritage value that merit inclusion on the City of Toronto Inventory of Heritage Properties. The inclusion of the properties on the City's heritage inventory would enable staff to monitor any changes to the sites and encourage the retention of their heritage values and attributes.

RECOMMENDATIONS

The City Planning Division recommends that

1. City Council include the property at 15 Beverley Street (Samuel Caplan House) on the City of Toronto Inventory of Heritage Properties;
2. City Council include the property at 27 Beverley Street (James Kelly House) on the City of Toronto Inventory of Heritage Properties;
3. City Council include the property at 29 Beverley Street (Robert Brown Row House) on the City of Toronto Inventory of Heritage Properties;
4. City Council include the property at 31 Beverley Street (Robert Brown Row House) on the City of Toronto Inventory of Heritage Properties;

5. City Council include the property at 33 Beverley Street (Robert Brown Row House) on the City of Toronto Inventory of Heritage Properties;
6. City Council include the property at 35 Beverley Street (Robert Brown Row House) on the City of Toronto Inventory of Heritage Properties;
7. City Council include the property at 37 Beverley Street (Robert Brown Row House) on the City of Toronto Inventory of Heritage Properties;
8. City Council include the property at 39 Beverley Street (Robert Brown Row House) on the City of Toronto Inventory of Heritage Properties;
9. City Council include the property at 45 Stephanie Street (Robert Brown House) on the City of Toronto Inventory of Heritage Properties; and
10. City Council include the property at 47 Stephanie Street (Robert Brown House) 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

City Planning staff have evaluated the properties on the east side of Beverley Street, south of Stephanie Street, as well as the neighbouring properties on the south side of Stephanie Street and determined that many of the residential buildings have cultural heritage value and merit inclusion on the City of Toronto Inventory of Heritage Properties. The inclusion on the heritage inventory of the properties listed in Recommendations 1-10 would enable staff to monitor any applications affecting the sites and encourage the retention of their heritage values and attributes.

COMMENTS

The properties at 15, 27, 29, 31, 33, 35, 37 and 39 Beverley Street and 45 and 47 Stephanie Street are worthy of inclusion on the City of Toronto Inventory of Heritage Properties. Located on the east side of Beverley Street in the block south of Stephanie Street, and on Stephanie Street east of Beverley Street, the surviving residential buildings illustrate the evolution of the residential character of the street from the mid-19th to early 20th centuries.

A location map (Attachment No. 1) and Photographs (Attachments. Nos. 2 and 3) are attached. The Reasons for Listing (Attachments Nos. 4, 5 6 and 7) include statements of the cultural heritage values of the properties with descriptions of their heritage attributes.

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SIGNATURE

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ATTACHMENTS

Attachment No. 1: Location Map
Attachment No. 2: Photographs, 15 and 27 Beverley Street
Attachment No. 3: Photographs, 29-39 Beverley Street and 45 and 47 Stephanie Street
Attachment No. 4: Reasons for Listing, 15 Beverley Street
Attachment No. 5: Reasons for Listing, 27 Beverley Street
Attachment No. 6: Reasons for Listing, 29-39 Beverley Street
Attachment No. 7: Reasons for Listing, 45 and 47 Beverley Street