



## STAFF REPORT ACTION REQUIRED

### 2154 Dundas Street West – Intention to Designate under Part IV, Section 29 of the Ontario Heritage Act

<b>Date:</b>	February 2, 2009
<b>To:</b>	Toronto Preservation Board Toronto and East York Community Council
<b>From:</b>	Director, Policy and Research, City Planning Division
<b>Wards:</b>	Parkdale-High Park - Ward 14
<b>Reference Number:</b>	

### SUMMARY

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The property at 2154 Dundas Street West is listed on the City of Toronto Inventory of Heritage Properties. The owner has requested that the property be designated under Part IV, Section 29 of the Ontario Heritage Act as part of a redevelopment application. The property contains a former industrial building that is undergoing conversion to residential condominiums.

### RECOMMENDATIONS

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#### The City Planning Division recommends that:

1. City Council state its intention to designate the property at 2154 Dundas Street West 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;
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.

## **ISSUE BACKGROUND**

The property at 2154 Dundas Street West was listed on the City of Toronto Inventory of Heritage Properties in 2005. The site contains a former industrial building that is undergoing conversion to residential condominiums known as the Feather Factory Lofts. The owners have requested the designation of the site as part of a redevelopment application.

## **COMMENTS**

The property at 2154 Dundas Street West 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 northeast corner of Dundas Street West and Ritchie Street, the B. F. Harvey Company Factory was completed in two phases (1911 and 1922). The building is a good example of an early 20<sup>th</sup> century industrial building with Classical detailing that is a local landmark on Dundas Street West, south of Bloor Street West.

A location map (Attachment No. 1) and photograph (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 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**

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## **SIGNATURE**

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Barbara Leonhardt  
Director, Policy and Research  
City Planning Division

## **ATTACHMENTS**

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