



STAFF REPORT ACTION REQUIRED

Howard Street Neighbourhood – Intention to Designate under Part IV, Section 29 of the Ontario Heritage Act

Date:	June 17, 2010
To:	Toronto Preservation Board Toronto and East York Community Council
From:	Acting Director, Policy & Research, City Planning Division
Wards:	Toronto Centre-Rosedale – Ward 28
Reference Number:	P:\2010\Cluster B\PLN\HPS\TEYCC\te 08 17 10\teHPS13

SUMMARY

This report recommends that City Council state its intention to designate under Part IV, Section 29 of the Ontario Heritage Act the properties listed in Recommendation No. 2. The properties are located on Howard Street, Glen Road and Edgedale Road in the neighbourhood east of Sherbourne Street and south of Bloor Street East. The majority of the properties are listed on the City of Toronto Inventory of Heritage Properties.

Following research and evaluation, staff have determined that the properties meet Ontario Regulation 9/06, the provincial criteria prescribed for municipal designation under the Ontario Heritage Act. A development application is pending that would affect many of the subject sites. The designation of the properties would enable City Council to control alterations to the sites, enforce heritage property standards and maintenance, and refuse demolition.

RECOMMENDATIONS

The City Planning Division recommends that:

1. City Council include the following properties on the City of Toronto Inventory of Heritage Properties:
 - a. 2 Glen Road
 - b. 4 Howard Street
 - c. 8 Howard Street
 - d. 32 Howard Street
 - e. 34 Howard Street
 - f. 601 Sherbourne Street
 - g. 605 Sherbourne Street
 - h. 607 Sherbourne Street

2. City Council state its intention to designate the following properties under Part IV, Section 29 of the Ontario Heritage Act:
 - a. 1 Edgedale Road
 - b. 3 Edgedale Road
 - c. 5 Edgedale Road
 - d. 7 Edgedale Road
 - e. 9 Edgedale Road
 - f. 11 Edgedale Road
 - g. 1 Glen Road
 - h. 2 Glen Road
 - i. 7 Glen Road
 - j. 9 Glen Road
 - k. 4 Howard Street
 - l. 8 Howard Street
 - m. 21 Howard Street
 - n. 23 Howard Street
 - o. 25 Howard Street
 - p. 27 Howard Street
 - q. 29 Howard Street
 - r. 31 Howard Street
 - s. 32 Howard Street
 - t. 33 Howard Street
 - u. 34 Howard Street
 - v. 35 Howard Street
 - w. 76 Howard Street
 - x. 601 Sherbourne Street
 - y. 603 Sherbourne Street
 - z. 605 Sherbourne Street
 - aa. 607 Sherbourne Street

3. If there are no objections to the designations in accordance with Section 29(6) of the Ontario Heritage Act, City Council authorized the City Solicitor to introduce the bills in Council designating the properties under Part IV, Section 29 of the Ontario Heritage Act.
4. If there are objections in accordance with Section 29(7) of the Ontario Heritage Act, City Council direct the City Clerk to refer the designations to the Conservation Review Board.
5. If the designations are referred to the Conservation Review Board, City Council authorize the City Solicitor and appropriate staff to attend any hearing held by the Conservation Review Board in support of Council's decision on the designations of the properties.

Financial Impact

There are no financial implications resulting from the adoption of this report.

DECISION HISTORY

At its meeting of November 19 and 20, 2007, City Council stated its intention to designate the properties at 6-16 Glen Road under Part IV, Section 29 of the Ontario Heritage Act. Listed on the City's heritage inventory in 1974, the Glen Road Houses are located in the Howard Street neighbourhood. The houses stood vacant and in a state of disrepair when the designations were initiated. Following the property owners' objection to the designations and after a number of delays, the Conservation Review Board has scheduled a hearing for August 2010. While the owners have since secured the sites, the properties are part of a proposed development application for the area.

ISSUE BACKGROUND

Many of the properties identified in Recommendation No. 2 are the subject of a development application for the area. While most of the sites are listed on the City of Toronto Inventory of Heritage Properties, to refuse the demolition of the properties and encourage the retention and maintenance of their heritage values and attributes, City Council must state its intention to designate them under Part IV, Section 29 of the Ontario Heritage Act. A location map (Attachment No. 1) and photographs (Attachments Nos. 2A-2J) are attached.

COMMENTS

Staff have completed the attached Heritage Property Research and Evaluation Reports (Attachment No. 4A-K) for the properties in the Howard Street neighbourhood. As a result of this assessment, staff have determined that the properties identified in Recommendation No. 2 of this report meet Ontario Regulation 9/06, the criteria prescribed for municipal designation, for their design, associative and contextual values. The neighbourhood contains an important collection of buildings dating from the late 19th and early 20th century that survived when the adjoining high rise neighbourhood of St. Jamestown was developed in the 1950s and afterward.

The Reasons for Designation for the properties identified in Recommendation No. 2 are found in Attachments Nos. 3A-3S. The properties are worthy of designation under Part IV, Section 29 of the Ontario Heritage Act for their cultural heritage value and meet the criteria for municipal designation prescribed by the Province of Ontario under the categories of design, associative and contextual value. Located in the Howard Street neighbourhood, the properties form an important collection of buildings that are surviving reminders of the late 19th and early 20th century development of the area as an upscale residential enclave adjoining Sherbourne Street. The Reasons for Designation (Statements of Significance), which are the public Notices of Intention to Designate, will be advertised on the City of Toronto's web site in accordance with the City of Toronto Act provisions and served on the property owners and on the Ontario Heritage Trust according to the provisions of the Ontario Heritage Act.

CONTACT

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SIGNATURE

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ATTACHMENTS

Attachment No. 1 - Location Map, Howard Street Neighbourhood
Attachment No. 2A - Location Map and Photographs, 1-3, 5-7 and 9-11 Edgedale Road
Attachment No. 2B - Location Map and Photograph, 1 & 7 Glen Road
Attachment No. 2C - Location Map and Photograph, 9 Glen Road
Attachment No. 2D - Location Map and Photographs, 2 Glen Road and 8 Howard Street
Attachment No. 2E - Location Map and Photograph, 4 Howard Street
Attachment No. 2F - Location Map and Photographs, 21-35 Howard Street
Attachment No. 2G - Location Map and Photograph, 32-34 Howard Street
Attachment No. 2H - Location Map and Photograph, 76 Howard Street
Attachment No. 2I - Location Map and Photograph, 601 Sherbourne Street
Attachment No. 2J - Location Map and Photograph, 603 and 605-607 Sherbourne Street

Attachment No. 3A - Reasons for Designation, 1-3 Edgedale Road
Attachment No. 3B - Reasons for Designation, 5-7 Edgedale Road
Attachment No. 3C - Reasons for Designation, 9-11 Edgedale Road
Attachment No. 3D - Reasons for Designation, 1 Glen Road
Attachment No. 3E - Reasons for Designation, 2 Glen Road
Attachment No. 3F - Reasons for Designation, 7 Glen Road
Attachment No. 3G - Reasons for Designation, 9 Glen Road
Attachment No. 3H - Reasons for Designation, 4 Howard Street
Attachment No. 3I - Reasons for Designation, 8 Howard Street
Attachment No. 3J - Reasons for Designation, 21-23 Howard Street
Attachment No. 3K - Reasons for Designation, 25-27 Howard Street
Attachment No. 3L - Reasons for Designation, 29-31 Howard Street
Attachment No. 3M - Reasons for Designation, 32-34 Howard Street
Attachment No. 3N - Reasons for Designation, 33-35 Howard Street
Attachment No. 3O - Reasons for Designation, 76 Howard Street
Attachment No. 3P - Reasons for Designation, 601 Sherbourne Street
Attachment No. 3Q - Reasons for Designation, 603 Sherbourne Street
Attachment No. 3R - Reasons for Designation, 605 Sherbourne Street
Attachment No. 3S - Reasons for Designation, 607 Sherbourne Street
Attachment No. 4A - Heritage Property Research and Evaluation Report, 1-3, 5-7 and 9-11 Edgedale Road
Attachment No. 4B - Heritage Property Research and Evaluation Report, 1 and 7 Glen Road
Attachment No. 4C - Heritage Property Research and Evaluation Report, 9 Glen Road
Attachment No. 4D - Heritage Property Research and Evaluation Report, 2 Glen Road and 8 Howard Street
Attachment No. 4E - Heritage Property Research and Evaluation Report, 4 Howard Street
Attachment No. 4F - Heritage Property Research and Evaluation Report, 21-23, 25-27, 29-31 and 33-35 Howard Street
Attachment No. 4G - Heritage Property Research and Evaluation Report, 32-34 Howard Street
Attachment No. 4H - Heritage Property Research and Evaluation Report, 76 Howard Street
Attachment No. 4I - Heritage Property Research and Evaluation Report, 601 Sherbourne Street
Attachment No. 4J - Heritage Property Research and Evaluation Report, 603 Sherbourne Street
Attachment No. 4K - Heritage Property Research and Evaluation Report, 605-607 Sherbourne Street