



STAFF REPORT ACTION REQUIRED

Supplementary Report – George Street Properties

Date:	February 29, 2012
To:	Toronto and East York Community Council
From:	Acting Director, Policy & Research, City Planning Division
Wards:	Toronto Centre-Rosedale – Ward 27
Reference Number:	P:\2012\Cluster B\PLN\HPS\TEYCC\March 20 2012\teHPS17

SUMMARY

At its meeting of February 14, 2012, the Toronto and East York Community Council considered item TE13.14 concerning the staff report "Intention to Designate under Part IV, Section 29 of the Ontario Heritage Act – George Street Properties" and directed that the recommendations in the report concerning the proposed designation of the properties at 297, 303, 309 and 311 George Street be deferred until the meeting of the Toronto East York Community Council on March 20, 2012 on the condition that the owners not apply for a demolition permit during the intervening period. The other recommendations contained in the report were adopted.

Staff have met with the property owners' representatives who have agreed to the proposed designations of the sites provided that the original Reasons for Designation (Attachments Nos. 1 and 2) are revised to specifically exclude the rear (east) wings on the buildings at 303, 309 and 311 George Street (the revised Reasons for Designation are attached as Nos. 3 and 4).

RECOMMENDATIONS

1. That City Council adopt the Revised Reasons for Designation (Attachment No. 1) dated February 29, 2012 for the property at 303 George Street.
2. That City Council adopt the Revised Reasons for Designation (Attachment No. 2) dated February 29, 2012 for the properties at 309 and 311 George Street.

Financial Impact

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

DECISION HISTORY

At its meeting of February 14, 2012, Toronto and East York Community Council considered Item TE13.14 concerning the staff report entitled "Intention to Designate under Part IV, Section 29 of the Ontario Heritage Act – George Street Properties". The Community Council recommended that the properties at 297, 303, 309 and 311 George Street be listed on the Inventory of Heritage Properties, but directed that the recommendations concerning the proposed designations of the sites be deferred "until the meeting of the Toronto and East York Community Council on March 20, 2012 on the condition that the owners of 297, 303, 309 and 311 George Street not apply for a demolition permit during the intervening period."

ISSUE BACKGROUND

On February 28, 2012, staff met with representatives of the owners of the George Street Properties to discuss their concerns about the proposed designation of the properties under Part IV, Section 29 of the Ontario Heritage Act. As a result of this discussion, the owners have agreed to the designation of the properties provided that the Reasons for Designation included in the staff report (December 20, 2011) be revised to specifically exclude the wings that extend east from the rear (east) walls of the buildings at 303, 309 and 311 George Street from the heritage attributes. The owners are contemplating a future development proposal to infill the site between the rear (east) walls of the house form buildings and the laneway that marks the east boundaries of the properties.

COMMENTS

Staff have prepared Revised Reasons for Designation (Attachments Nos. 1 and 2) for the properties at 303, 309 and 311 George Street to add wording that specifically excludes the rear (east) wings of the buildings from the heritage attributes.

Heritage Preservation Services is satisfied that the revised Reasons for Designation will ensure that the properties' cultural heritage values and attributes are preserved.

CONTACT

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SIGNATURE

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ATTACHMENTS

Attachment No. 1 – Revised Reasons for Designation, 303 George Street
Attachment No. 2 – Revised Reasons for Designation, 309-311 George Street

REVISED REASONS FOR DESIGNATION: 303 GEORGE STREET
(STATEMENT OF SIGNIFICANCE)

Frank Beecroft Houses

Description

The property at 303 George 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 under the categories of design and contextual values. Located on the east side of George Street between Dundas Street East and Gerrard Street East, the property contains a pair of 2½-storey semi-detached house form buildings (1911) that were constructed by Frank Beecroft, a contractor.

Statement of Cultural Heritage Value

The semi-detached house form buildings at 303 George Street have design value as representative examples of residential structures dating to the pre-World War I era that were designed to complement in scale and setback their neighbours on the east side of George Street. The sombre red brickwork, symmetry and classical influences are typical of the popular Edwardian Classical style of this period.

Contextually, the property now known as 303 George Street is historically linked to its surroundings in the neighbourhood adjoining Sherbourne Street where the former ‘park lot’ acquired by the prominent Allan family was subdivided for residential developments beginning in the mid 1800s. The surviving pair of semi-detached house form buildings contributes to the streetscape of extant 19th- and early-20th century residential buildings that includes the Thomas Meredith House at 305 George Street, which is designated under Part IV, Section 29 of the Ontario Heritage Act.

Heritage Attributes

The heritage attributes of the property at 303 George Street are:

- The scale, form and massing of the pair of 2½-storey semi-detached house form buildings
- The materials, with brick cladding, and brick, stone and wood trim
- The gable roof with a firebreak (south), end chimneys (north and south) and, on the west slope, the pair of hipped dormers
- On the principal (west) façades, the symmetrically-placed flat-headed door and window openings with lintels, and the oriel window in the second storey of the left (north) unit that is typical of Edwardian Classicism
- The exposed north wall that is viewed from George Street

The wing that extends eastward from the rear (east) wall of the building at 303 George Street is not identified as a heritage attribute in the Reasons for Designation.

The Revised Reasons for Designation (February 29, 2012) are intended to replace the original Reasons for Designation (December 20, 2011).

REVISED REASONS FOR DESIGNATION: 309-311 GEORGE STREET
(STATEMENT OF SIGNIFICANCE)

Robert Armstrong Houses

Description

The properties at 309 and 311 George Street 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 and contextual values. Located on the east side of George Street between Dundas Street East and Gerrard Street East, the properties contain a pair of three-storey semi-detached house form buildings (1887) constructed for Robert Armstrong.

Statement of Cultural Heritage Value

The semi-detached house form buildings at 309 and 311 George Street have design value as well-crafted examples of late 19th century residential structures designed in the Second Empire style. The houses are typical of the style of architecture popular in the Sherbourne Street neighbourhood as it developed in the late 1800s, and exhibit the characteristic mansard roofs and decorative detailing.

Contextually, the properties at 309 and 311 George Street are historically linked to their surroundings in the neighbourhood adjoining Sherbourne Street where the former ‘park lot’ acquired by the prominent Allan family was subdivided for residential developments beginning in the mid 1800s. The semi-detached houses form part of a streetscape of extant 19th- and early-20th century residential buildings that includes the Thomas Meredith House at 305 George Street, which is designated under Part IV, Section 29 of the Ontario Heritage Act.

Heritage Attributes

The heritage attributes of the properties at 309 and 311 George Street are:

- The scale, form and massing of the three-storey house form buildings
- The materials, with brick cladding and brick, stone and wood trim
- The mansard roofs with firebreaks, wood brackets and dormers with decorative woodwork
- The organization of the principal (west) facades as mirror images with symmetrically organized door and window openings
- The main entrances that incorporate transoms and three-quarter-length sidelights
- The round-arched window openings flanking the entries, and the flat-headed openings with brick flat arches in the second storey of each unit

- The portions of the side elevations (north and south) with buff brick cladding that are viewed from George Street

The wings that extend eastward from the rear (east) walls of the buildings at 309 and 311 George Street are not identified as heritage attributes in the Reasons for Designation.

The Revised Reasons for Designation (February 29, 2012) are intended to replace the original Reasons for Designation (December 20, 2011).