



## STAFF REPORT ACTION REQUIRED

### Intention to Designate under Part IV, Section 29 of the Ontario Heritage Act – 1299 Don Mills Road

<b>Date:</b>	May 14, 2015
<b>To:</b>	Toronto Preservation Board North York Community Council
<b>From:</b>	Director, Urban Design, City Planning
<b>Wards:</b>	Don Valley East – Ward 34
<b>Reference Number:</b>	P:\2015\Cluster B\PLN\NYCC\NY15059

#### SUMMARY

---

This report recommends that City Council state its intention to designate the property at 1299 Don Mills Road under Part IV, Section 29 of the Ontario Heritage Act. Located on the east side of Don Mills Road, north of Lawrence Avenue East in the North York neighbourhood of Don Mills, the property containing the George Gray House (1893-94), is listed on the City of Toronto's Heritage Register and regarded as one of the only surviving farm houses of its type and vintage in North York.

Representatives of the owner of the property have been in discussions with staff of Heritage Preservation Services concerning a proposal to sever the lot to create additional lots for residential buildings while preserving the heritage building. The designation of the property under Part IV, Section 29 of the Ontario Heritage Act would enable the heritage values and attributes of the property at 1299 Don Mills Road to be identified and protected, and make it eligible for the owner to apply for heritage grants in the future to assist with the conservation of the heritage building.

#### RECOMMENDATIONS

---

##### The City Planning Division recommends that:

1. City Council state its intention to designate the property at 1299 Don Mills Road (George Gray House) under Part IV, Section 29 of the Ontario Heritage Act, in accordance with the Statement of Significance: 1299 Don Mills Road (Reasons for Designation) attached as Attachment No. 3 to the report (May 14, 2015) from the Director, Urban Design, City Planning Division.

2. If there are no objections to the designation in accordance with the Ontario Heritage Act, City Council authorize the City Solicitor to introduce the bill in Council designating the property under Part IV, Section 29 of the Ontario Heritage Act.
3. If there are objections in accordance with the Ontario Heritage Act, City Council direct the City Clerk to refer the designation to the Conservation Review Board.
4. If the designation is 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 designation of the property.

### **Financial Impact**

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

### **DECISION HISTORY**

The property at 1299 Don Mills Road was listed on the Inventory of Heritage Properties by the City of North York prior to the amalgamation of the new City of Toronto in 1998 when it was absorbed into the city-wide heritage inventory (now known as the Heritage Register).

### **ISSUE BACKGROUND**

Heritage staff have been in discussions with representatives of the owner of the property at 1299 Don Mills for several years concerning a proposal to sever the large lot to enable additional houses to be built adjoining the George Gray House. While discussions are ongoing, the proposed designation of the property would identify and protect its heritage values and attributes.

### **COMMENTS**

A location map (Attachment No. 1) and photograph (Attachment No. 2) are attached.

Staff have completed the attached Heritage Property Research and Evaluation Report (Attachment No. 4) and determined that the property at 1299 Don Mills Road meets Ontario Regulation 9/06, the provincial criteria prescribed for municipal designation. The property at 1299 Don Mills Road has design, associative and contextual values as a well-crafted surviving example of a late 19<sup>th</sup> century farm house that is historically linked to the pioneering Gray family and was later acquired by mining magnate David Dunlap of neighbouring Donalda Farm before it was preserved in the development of the planned community of Don Mills where it remains a local landmark.

The Statement of Significance (Attachment No. 3) comprises the Reasons for Designation, which is the Public Notice of Intention to Designate and 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 the Ontario Heritage Trust according to the provisions of the Ontario Heritage Act.

## **CONTACT**

Mary L. MacDonald, Acting Manager  
Heritage Preservation Services  
Tel: 416-338-1079; Fax: 416-392-1973  
E-mail: [mmacdon7@toronto.ca](mailto:mmacdon7@toronto.ca)

## **SIGNATURE**

---

Harold Madi  
Director, Urban Design  
City Planning Division

## **ATTACHMENTS**

Attachment No. 1 – Location Map  
Attachment No. 2 – Photographs  
Attachment No. 3 – Statement of Significance (Reasons for Designation)  
Attachment No. 4 – Heritage Property Research and Evaluation Report