



## STAFF REPORT ACTION REQUIRED

### Inclusion on the City of Toronto's Heritage Register – 201 and 203 Gerrard Street East and 297 and 299 Sherbourne Street

<b>Date:</b>	May 11, 2016
<b>To:</b>	Toronto Preservation Board Toronto and East York Community Council
<b>From:</b>	Chief Planner and Executive Director, City Planning Division
<b>Wards:</b>	Toronto Centre-Rosedale – Ward 27
<b>Reference Number:</b>	P:\2016\Cluster B\PLN\TEYCC\TE16068

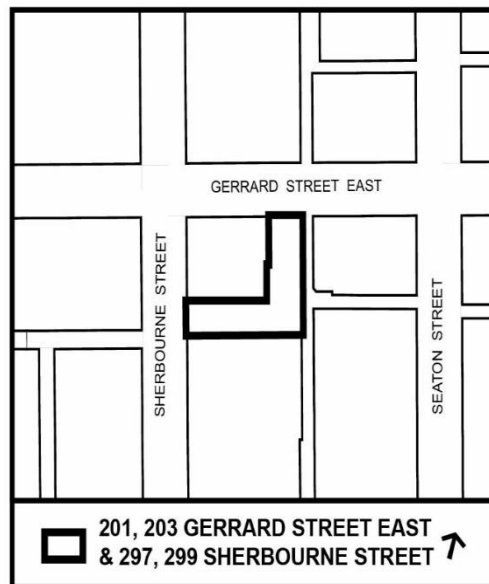
#### SUMMARY

This report recommends that City Council include the properties at 201 and 203 Gerrard Street East and 297 and 299 Sherbourne Street on the City of Toronto's Heritage Register.

The properties contain late 19<sup>th</sup> century semi-detached house form buildings that bookend the southeast corner of Gerrard and Sherbourne streets where the vacant property at 307 Sherbourne is the subject of a development application.

Following research and evaluation, it has been determined that the properties at 201 and 203 Gerrard Street East and 297 and 299 Sherbourne Street meet Ontario Regulation 9/06, the provincial criteria for municipal designation under Part IV, Section 29 of the Ontario Heritage Act, which the City of Toronto also uses when considering properties for inclusion on the City of Toronto's Heritage Register.

The inclusion of the properties on the City's Heritage Register would identify all of the cultural heritage values and attributes of the properties.



Inclusion on City of Toronto's Heritage Register – 201-203 Gerrard Street East and 297-299 Sherbourne Street

## RECOMMENDATIONS

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### The City Planning Division recommends that:

1. City Council include the properties at 201 and 203 Gerrard Street East on the City of Toronto's Heritage Register in accordance with the Statement of Significance (Reasons for Inclusion): 201 and 203 Gerrard Street East attached as Attachment No. 3 to the report (May 11, 2016) from the Chief Planner and Executive Director, City Planning Division.
2. City Council include the properties at 297 and 299 Sherbourne Street on the City of Toronto's Heritage Register in accordance with the Statement of Significance (Reasons for Inclusion): 297 and 299 Sherbourne Street attached as Attachment No. 4 to the report (May 11, 2016) from the Chief Planner and Executive Director, City Planning Division.

### Financial Impact

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

### DECISION HISTORY

At its meeting of October 2, 2012, Council authorized the Garden District Heritage Conservation District (HCD) Study:

<http://www.toronto.ca/legdocs/mmis/2012/te/bgrd/backgroundfile-49461.pdf>.

### ISSUE BACKGROUND

The properties at 201 and 203 Gerrard Street East and 297 and 299 Sherbourne Street bookend the southeast corner of the intersection where the vacant property at 310 Sherbourne Street is the subject of a development application.

The properties at 297 and 299 Sherbourne Street are within the boundaries of the Garden District Heritage Conservation District (HCD) Study Area, which is currently under study for potential designation under Part V of the Ontario Heritage Act.

Properties on the Heritage Register will be conserved and maintained in accordance with the Official Plan Heritage Policies and consistent with the Standards and Guidelines for the Conservation of Historic Places in Canada. New construction adjacent to, a property on the Heritage Register will be designed to conserve the cultural heritage values, attributes and character of that property and to mitigate visual and physical impact on it.

Under the Ontario Heritage Act, the owner of a property on the Heritage Register is required to give 60 days' notice of intention to demolish a building or structure.

### COMMENTS

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

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Many of the neighbouring properties on Gerrard and Sherbourne streets are listed on the City of Toronto's Heritage Register, including those on the east side of Sherbourne Street, south of Gerrard Street East that form part of Sherbourne Lanes.

The properties at 201 and 203 Gerrard Street East and 297 and 299 Sherbourne Street have been evaluated according to Ontario Regulation 9/06, the provincial criteria prescribed for municipal designation under Part IV, Section 29 of the Ontario Heritage Act that the City also applies when considering properties for inclusion on the City of Toronto's Heritage Register. The results of the evaluation are contained in the Research and Evaluation Summaries for 201 and 203 Gerrard Street East (Attachment No. 5) and 297 and 299 Sherbourne Street (Attachment No. 6).

The properties at 201 and 203 Gerrard Street East and 297 and 299 Sherbourne Street have design, associative and contextual values as fine representatives of late 19<sup>th</sup> century semi-detached house form buildings that are historically associated with the development of the area as a high-end residential enclave and, contextually, support the character of the Garden District where they are historically, visually and physically linked to their settings adjoining the intersection of Gerrard and Sherbourne streets.

The Statements of Significance for the properties at 201 and 203 Gerrard Street East (Attachment No. 3) and 297 and 299 Sherbourne Street (Attachment No. 4) comprise the Reasons for Inclusion and identify the cultural heritage values and attributes of the properties.

## **CONTACT**

Tamara Anson-Cartwright, Program Manager  
Heritage Preservation Services  
Tel: 416-338-1083; Fax: 416-392-1973  
E-mail: [tansonc@toronto.ca](mailto:tansonc@toronto.ca)

## **SIGNATURE**

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Jennifer Keesmaat, MES, MCIP, RPP  
Chief Planner and Executive Director  
City Planning Division

## **ATTACHMENTS**

Attachment No. 1 – Location Map

Attachment No. 2 – Photographs

Attachment No. 3 – Statement of Significance (Reasons for Inclusion) – 201 and 203  
Gerrard Street East

Attachment No. 4 - Statement of Significance (Reasons for Inclusion) – 297 and 299  
Sherbourne Street

Attachment No. 5 – Research and Evaluation Summary – 201 and 203 Gerrard Street  
East

Attachment No. 6 – Research and Evaluation Summary – 297 and 299 Sherbourne Street