

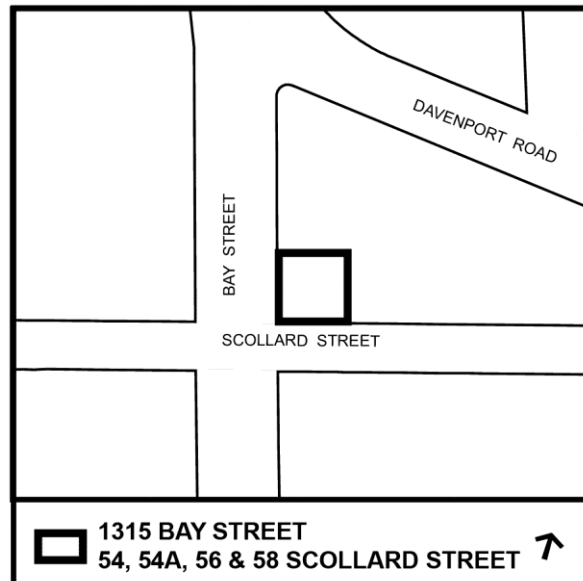
Intention to Designate under Part IV, Section 29 of the Ontario Heritage Act –54A, 56 and 58 Scollard Street and 1315 Bay Street

Date:	May 11, 2016
To:	Toronto Preservation Board Toronto and East York Community Council
From:	Chief Planner and Executive Director, City Planning Division
Wards:	Toronto Centre-Rosedale - Ward 27
Reference Number:	P:\2016\Cluster B\PLN\TEYCC\TE16071

SUMMARY

This report recommends that City Council state its intention to designate the properties at 54A, 56 and 58 Scollard Street and 1315 Bay Street under Part IV, Section 29 of the Ontario Heritage Act. The properties, which were listed on the City of Toronto Inventory of Heritage Properties (now known as the Heritage Register) in 1974, contain a group of row houses dating to 1890.

Following research and evaluation, staff have determined that the properties meet Ontario Regulation 9/06, the provincial criteria prescribed for municipal designation under Part IV, Section 29 of the Ontario Heritage Act. The designation will help to ensure that all of the cultural heritage values and attributes of the properties are identified and conserved.



RECOMMENDATIONS

The City Planning Division recommends that:

1. City Council state its intention to designate the properties at 54A, 56 and 58 Scollard Street and 1315 Bay Street under Part IV, Section 29 of the Ontario Heritage Act, in accordance with the Statement of Significance: 54A, 56 and 58 Scollard Street and 1315 Bay Street (Reasons for Designation), attached as Attachment 3 to the report (May 11, 2016) from the Chief Planner and Executive Director, City Planning Division.
2. If there are no objections to the designations 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 to the designations 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 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 designation of the property.

Financial Impact

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

DECISION HISTORY

At its meeting of March 15, 1974, City Council included the properties at 54A, 56 and 58 Scollard Street and 1315 Bay Street on the City of Toronto Inventory of Heritage Properties (now known as the Heritage Register).

ISSUE BACKGROUND

The William Sexton Houses occupy properties that are listed on the City of Toronto's Heritage Register, which are part of a potential development site on the northeast corner of Scollard and Bay streets. The designation of the properties under Part IV, Section 29 of the Ontario Heritage Act would enable all of the cultural heritage values and attributes of the properties to be identified and conserved.

The adjacent property at 54 Scollard Street was included on the City's Heritage Register in 1974 and contains a single detached house form building dating to 1875. Although it meets Ontario Regulation 9/06 as a residential building from the period prior to the annexation of Yorkville by the City of Toronto, the degree of the alterations to the property have affected its integrity and reduced its ability to effectively communicate its cultural heritage value.

COMMENTS

A location map and photographs are attached as Attachments 1 and 2.

Staff have completed the attached Heritage Property Research and Evaluation Report for the properties at 54A, 56 and 58 Scollard Street and 1315 Bay Street (Attachment 4) and determined that they meet Ontario Regulation 9/06, the criteria prescribed for municipal designation under Part IV, Section 29 of the Ontario Heritage Act under all three categories of design, associative and contextual values. The William Sexton Houses (1890) at 54A, 56 and 58 Scollard Street and 1315 Bay Street are important surviving residential buildings that retain their architectural integrity and represent the historical evolution of the Yorkville community. Contextually, the buildings are historically, visually and physically linked to their setting anchoring the northeast corner of Bay and Scollard streets in Yorkville.

The Statement of Significance (Attachment 3) for the properties at 54A, 56 and 58 Scollard Street and 1315 Bay Street comprise 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 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
Attachment No. 2 – Photographs
Attachment No. 3 – Statement of Significance (Reasons for Designation) – 54A, 56 and 58 Scollard Street and 1315 Bay Street
Attachment No. 4 – Heritage Property Research and Evaluation Report – 54A, 56 and 58 Scollard Street and 1315 Bay Street
Attachment No. 5 – Property Research Summary – 54 Scollard Street