
Toronto and East York Community Council

TE7.27	ACTION	11:00 AM		Ward: 12
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Inclusion on the Heritage Register and Intention to Designate under Part IV, Section 29 of the Ontario Heritage Act - 206 Russell Hill Road

**City Council has removed this item from the jurisdiction of the Toronto and East York Community Council and brought the Item forward for Council's consideration.*

Origin

(May 22, 2019) Report from the Senior Manager, Heritage Preservation Service, Urban Design, City Planning

Recommendations

The Senior Manager, Heritage Preservation Services, Urban Design, City Planning recommends that:

1. City Council include the property at 206 Russell Hill Road on the City of Toronto's Heritage Register.
2. City Council state its intention to designate the property at 206 Russell Hill Road under Part IV, Section 29 of the Ontario Heritage Act in accordance with the Statement of Significance: 206 Russell Hill Road (Reasons for Designation) attached as Attachment 3 to the report (May 22, 2019) from the Senior Manager, Heritage Preservation Services, Urban Design, City Planning.
3. If there are no objections to the designation, 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.
4. 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.
5. 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.

Summary

This report recommends that City Council include the property at 206 Russell Hill Road on the City of Toronto's Heritage Register and state its intention to designate the property under Part IV, Section 29 of the Ontario Heritage Act.

The property at 206 Russell Hill Road contains a 2½-storey house form building dating to 1910 that is known historically as the William S. Hodgens House. In 2018, the property owner submitted an application for a zoning by-law amendment and site plan approval to replace the existing house with a low-rise four-unit townhouse development. An application to demolish the existing house in order to facilitate the development of this property was submitted in April 2019 (2019 141774 DEM 00 DM). The demolition permit has not been issued due to the absence of a permit for a replacement building as per the City's Residential Demolition Control By-law.

On May 15, 2019 an application to build a new single family dwelling was submitted. In order to prevent the demolition of the William S. Hodgens House, City Council must state its intention to designate this property under Part IV, Section 29 of the Ontario Heritage Act.

Following research and evaluation under Ontario Regulation 9/06, the provincial criteria prescribed for municipal designation, it has been determined that the property at 206 Russell Hill Road merits designation under Part IV, Section 29 of the Ontario Heritage Act for its design, associative and contextual value.

The inclusion of the property at 206 Russell Hill Road on the City's Heritage Register and its designation under Part IV, Section 29 of the Ontario Heritage Act would identify all of the property's cultural heritage values and heritage attributes.

Properties on the Heritage Register will be maintained and conserved in accordance with the Official Plan Heritage Policies. Designation enables City Council to review applications to the site, enforce heritage property stands and maintenance, and refuse demolition.

Financial Impact

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

Background Information

(May 22, 2019) Report and Attachments 1 - 4 from the Senior Manager, Heritage Preservation Service, Urban Design, City Planning - Inclusion on the Heritage Register and Intention to Designate under Part IV, Section 29 of the Ontario Heritage Act - 206 Russell Hill Road (<http://www.toronto.ca/legdocs/mmis/2019/te/bgrd/backgroundfile-133915.pdf>)

27a Inclusion on the Heritage Register and Intention to Designate under Part IV, Section 29 of the Ontario Heritage Act - 206 Russell Hill Road

Origin

(May 29, 2019) Letter from the Toronto Preservation Board

Summary

This report recommends that City Council include the property at 206 Russell Hill Road on the City of Toronto's Heritage Register and state its intention to designate the property under Part IV, Section 29 of the Ontario Heritage Act.

The property at 206 Russell Hill Road contains a 2½-storey house form building dating to 1910 that is known historically as the William S. Hodgens House. In 2018, the property owner submitted an application for a zoning by-law amendment and site plan approval to replace the existing house with a low-rise four-unit townhouse development. An application to demolish the existing house in order to facilitate the development of this property was submitted in April 2019 (2019 141774 DEM 00 DM). The demolition permit has not been issued due to the absence of a permit for a replacement building as per the City's Residential Demolition Control By-law.

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Background Information

(May 22, 2019) Report and Attachments 1-4 from the Senior Manager, Heritage Preservation Service, Urban Design, City Planning - Inclusion on the Heritage Register and Intention to Designate under Part IV, Section 29 of the Ontario Heritage Act - 206 Russell Hill Road (<http://www.toronto.ca/legdocs/mmis/2019/pb/bgrd/backgroundfile-133414.pdf>)

(May 14, 2019) Report from the Senior Manager, Heritage Preservation Services, Urban Design, City Planning - Inclusion on the City of Toronto's Heritage Register and Intention to Designate under Part IV, Section 29 of the Ontario Heritage Act - 206 Russell Hill Road - Notice of Pending Report (<http://www.toronto.ca/legdocs/mmis/2019/pb/bgrd/backgroundfile-133223.pdf>)

Communications

(May 28, 2019) E-mail from Nicholas T. Macos (PB.Supp.PB6.8.1)

Speakers

Nicholas Macos, Black Sutherland LLP

Background Information

(May 29, 2019) Letter from the Toronto Preservation Board - Inclusion on the Heritage Register and Intention to Designate under Part IV, Section 29 of the Ontario Heritage Act - 206 Russell Hill Road
(<http://www.toronto.ca/legdocs/mmis/2019/te/bgrd/backgroundfile-134151.pdf>)