



Toronto Preservation Board

Meeting No.	11	Contact	Ellen Devlin, Committee Administrator
Meeting Date	Tuesday, November 12, 2019	Phone	416-392-7033
Start Time	9:30 AM	E-mail	teycc@toronto.ca
Location	Committee Room 3, City Hall	Chair	Ms. Sandra Shaul

PB11.9	ACTION	Adopted		Ward: 10
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Intention to Designate under Part IV, Section 29 of the Ontario Heritage Act - 38 Camden Street

Board Decision

The Toronto Preservation Board recommends to the Toronto and East York Community Council that:

1. City Council state its intention to designate the property at 38 Camden Street (with the entrance address of 40 Camden Street) under Part IV, Section 29 of the Ontario Heritage Act in accordance with the Statement of Significance: 38 Camden Street (Reasons for Designation) attached as Attachment 3 to the report (November 7, 2019) from the Senior Manager, Heritage Preservation Services, Urban Design, City Planning.
2. 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.
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.

Origin

(November 7, 2019) Report from the Senior Manager, Heritage Planning, Urban Design, City Planning

Summary

This report recommends that City Council state its intention to designate the heritage property at 38 Camden Street (with the entrance address of 40 Camden Street) under Part IV, Section 29 of the Ontario Heritage Act. City Council listed the property on the City of Toronto's Heritage Register in 2017. It contains a two-storey commercial building dating to 1952, which is part of

a collection of extant heritage properties developed in the post-World War II era on Camden Street in the King-Spadina neighbourhood.

The property at 38 Camden Street is identified as a contributing heritage property in the King-Spadina Heritage Conservation District (HCD), which was adopted by City Council in October 2017 and is currently under appeal.

Following research and evaluation, it has been determined that the property at 38 Camden Street meets Ontario Regulation 9/06, the criteria prescribed for municipal designation under Part IV, Section 29 of the Ontario Heritage Act for its design, associative and contextual value.

The property at 38 Camden Street is the subject of a development application that is under appeal to the Local Planning Appeal Tribunal (LPAT). The proposed redevelopment of the site proposes the demolition of the listed heritage building.

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

Background Information

(November 7, 2019) Report and Attachments 1-4 from the Senior Manager, Heritage Preservation Services, Urban Design, City Planning - Intention to Designate under Part IV, Section 29 of the Ontario Heritage Act - 38 Camden Street

<http://www.toronto.ca/legdocs/mmis/2019/pb/bgrd/backgroundfile-139821.pdf>

(October 30, 2019) Report from the Senior Manager, Heritage Planning, Urban Design, City Planning - Intention to Designate under Part IV, Section 29 of the Ontario Heritage Act - 38 Camden Street - Notice of Pending Report

<http://www.toronto.ca/legdocs/mmis/2019/pb/bgrd/backgroundfile-139594.pdf>

Communications

(November 12, 2019) E-mail from Julie Tyndorf (PB.Supp.PB11.9.1)