



Decision Letter

Toronto Preservation Board

Meeting No.	12	Contact	Ellen Devlin, Committee Administrator
Meeting Date	Monday, December 2, 2019	Phone	416-392-7033
Start Time	9:30 AM	E-mail	teycc@toronto.ca
Location	Committee Room 2, City Hall	Chair	Ms. Sandra Shaul

PB12.5	ACTION	Adopted		Ward: 10
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Intention to Designate under Part IV, Section 29 of the Ontario Heritage Act - 445, 447, 449 and 451 Adelaide Street West

Board Recommendations

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 445 Adelaide Street West under Part IV, Section 29 of the Ontario Heritage Act in accordance with the Statement of Significance: 445 Adelaide Street West (Reasons for Designation) attached as Attachment 3 to the report (November 25, 2019) from the Senior Manager, Heritage Preservation Services, Urban Design, City Planning.
2. City Council state its intention to designate the property at 447 Adelaide Street West under Part IV, Section 29 of the Ontario Heritage Act in accordance with the Statement of Significance: 447 Adelaide Street West (Reasons for Designation) attached as Attachment 4 to the report (November 25, 2019) from the Senior Manager, Heritage Preservation Services, Urban Design, City Planning.
3. City Council state its intention to designate the property at 449 Adelaide Street West under Part IV, Section 29 of the Ontario Heritage Act in accordance with the Statement of Significance: 449 Adelaide Street West (Reasons for Designation) attached as Attachment 4 to the report (November 25, 2019) from the Senior Manager, Heritage Preservation Services, Urban Design, City Planning.
4. City Council state its intention to designate the property at 451 Adelaide Street West under Part IV, Section 29 of the Ontario Heritage Act in accordance with the Statement of Significance: 451 Adelaide Street West (Reasons for Designation) attached as Attachment 4 to the report (November 25, 2019) from the Senior Manager, Heritage Preservation Services, Urban Design, City Planning.
5. City Council state its intention to designate the property at 453 Adelaide Street West under Part IV, Section 29 of the Ontario Heritage Act in accordance with the Statement of Significance: 453 Adelaide Street West (Reasons for Designation) attached as Attachment 4 to

the report (November 25, 2019) from the Senior Manager, Heritage Preservation Services, Urban Design, City Planning.

6. If there are no objections to the designations, City Council authorize the City Solicitor to introduce the bills in Council designating the properties under Part IV, Section 29 of the Ontario Heritage Act.

7. If there are objections in accordance with the Ontario Heritage Act, City Council direct the City Clerk to refer the designations to the Conservation Review Board.

8. 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 properties.

Origin

(November 25, 2019) Report from the Senior Manager, Heritage Preservation Services

Summary

This report recommends that City Council state its intention to designate the heritage properties at 445, 447, 449, 451 and 453 Adelaide Street West under Part IV, Section 29 of the Ontario Heritage Act. City Council listed the properties on the City of Toronto's Heritage Register in 2017. The property at 445 Adelaide Street West contains a detached house form building dating to 1880, while the adjoining group of four-part row houses at 447-453 Adelaide Street West were completed in 1904.

The properties at 445, 447, 449, 451 and 453 Adelaide Street West are identified as a contributing heritage properties 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 properties at 445, 447, 449, 451 and 453 Adelaide Street West meet Ontario Regulation 9/06, the criteria prescribed for municipal designation under Part IV, Section 29 of the Ontario Heritage Act for their design, associative and contextual value.

The properties at 445, 447, 449 and 451 Adelaide Street West are 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 buildings.

The property at 453 Adelaide Street West is not part of the proposed development, but it forms the west end of the four-unit row houses at 447-453 Adelaide Street West that share a continuous parapet with decorative detailing along the principal (north) elevation.

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 25, 2019) Report and Attachments 1-5 from the Senior Manager, Heritage Preservation Services, Urban Design, City Planning - Intention to Designate under Part IV,

Section 29 of the Ontario Heritage Act - 445, 447, 449, 451 and 453 Adelaide Street West
(<http://www.toronto.ca/legdocs/mmis/2019/pb/bgrd/backgroundfile-140752.pdf>)
(November 18, 2019) Report from the Senior Manager, Heritage Preservation Services -
Intention to Designate under Part IV, Section 29 of the Ontario Heritage Act - 445, 447, 449
and 451 Adelaide Street West - Notice of Pending Report
(<http://www.toronto.ca/legdocs/mmis/2019/pb/bgrd/backgroundfile-140248.pdf>)

Communications

(November 29, 2019) Letter from Kim M. Kovar (PB.Supp.PB12.5.1)
(<http://www.toronto.ca/legdocs/mmis/2019/pb/comm/communicationfile-99426.pdf>)