



STAFF REPORT ACTION REQUIRED

401 Richmond Street West (Macdonald Manufacturing Company Buildings) – Inclusion on the City of Toronto Inventory of Heritage Properties and Intention to Designate under Part IV of the *Ontario Heritage Act*

Date:	December 28, 2006
To:	Toronto and East York Community Council and Toronto Preservation Board
From:	Director, Policy and Research, City Planning Division
Wards:	Trinity-Spadina – Ward 20
Reference Number:	

SUMMARY

This report recommends that, following consultation with the Toronto Preservation Board, City Council include the property at 401 Richmond Street West (Macdonald Manufacturing Company Buildings) on the City of Toronto Inventory of Heritage Properties, and state its intention to designate the property under Part IV of the *Ontario Heritage Act*.

The property owner supports the proposed designation. The site, which contains a collection of industrial buildings dating to the turn of the 20th century, was converted to a cultural centre for artists and is an outstanding example of the successful adaptive reuse of historical buildings. The proposed designation will enable the owner to apply for financial incentives from the City of Toronto that encourage the long-term preservation of the property.

RECOMMENDATIONS

As proposed by Heritage Preservation Services, Policy and Research, City Planning

It is recommended that:

1. City Council include the property at 401 Richmond Street West (Macdonald Manufacturing Company Buildings) on the City of Toronto Inventory of Heritage Properties;
2. Following consultation with the Toronto Preservation Board, City Council state its intention to designate the property at 401 Richmond Street West (Macdonald Manufacturing Company Buildings) under Part IV of the *Ontario Heritage Act*;
3. If there are no objections to the designation in accordance with Section 26(6) of the *Ontario Heritage Act*, the solicitor be authorized to introduce the Bills in Council designating the property under Part IV of the *Ontario Heritage Act*;
4. If there are objections in accordance with Section 29(7) of the *Ontario Heritage Act*, the Clerk be directed to refer the proposed designation to the Conservation Review Board; and
5. The appropriate City Officials be authorized and directed to take necessary action to give effect thereto.

FINANCIAL IMPACT

There are no financial implications resulting from the adoption of this report. The cost of publishing the notice of intention to designate in the daily newspaper is included in the 2007 Policy and Research budget.

ISSUE BACKGROUND

At its meeting of August 31, 2006, the Toronto Preservation Board adopted the recommendations in the report (July 20, 2006) recommending that the property at 401 Richmond Street West be included on the City of Toronto Inventory of Heritage Properties. The Toronto Preservation Board requested a further report for its first scheduled meeting of 2007 concerning the designation of the property under Part IV of the *Ontario Heritage Act*.

At its meeting of September 21, 2006, Toronto and East York Community Council deferred consideration of the report (July 20, 2006) concerning the proposed inclusion of the property at 401 Richmond Street West on the City's heritage inventory until its first meeting of 2007.

401 Richmond Street West - Inclusion on the Inventory of Heritage Properties and Designation under Part IV of the *Ontario Heritage Act*

COMMENTS

The property at 401 Richmond Street West merits inclusion on the City of Toronto Inventory of Heritage Properties. The property is also worthy of designation under Part IV of the *Ontario Heritage Act* for its cultural heritage value or interest, and meets the criteria for municipal designation prescribed by the Province of Ontario. A location map (Attachment No. 1) and photographs (Attachment No. 2) are attached.

The following Statement of Reasons for Designation is intended for publication according to the provisions of the *Ontario Heritage Act*. The Reasons for Designation are attached (Attachment No. 3) and include a statement of the cultural heritage value of the property with a description of its heritage attributes. The complete Reasons for Designation will be served on the property owner and the Ontario Heritage Trust and included in the designating by-law.

Statement of Reasons for Designation

The property at 401 Richmond Street West is recommended for designation under Part IV of the *Ontario Heritage Act* for its cultural heritage value or interest. Located on the south side of Richmond Street West, east of Spadina Avenue, the Macdonald Manufacturing Company Buildings are representative examples of industrial buildings from the turn of the 20th century that contribute to the character of the King-Spadina neighbourhood as it continues to evolve with the adaptive reuse of historical buildings.

CONTACT

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SIGNATURE

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ATTACHMENTS

Attachment No. 1: Location Map
Attachment No. 2: Photographs
Attachment No. 3: Reasons for Designation

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