



**STAFF REPORT
ACTION REQUIRED**

**Intention to Designate under Part IV, Section 29 of the
Ontario Heritage Act – 62-64 Charles Street East**

Date:	June 19, 2014
To:	Toronto Preservation Board Toronto and East York Community Council
From:	Director, Urban Design, City Planning Division
Wards:	Toronto Centre- Rosedale – Ward 27
Reference Number:	P:\2014\Cluster B\PLN\TEYCC\TE14098

SUMMARY

This report recommends that City Council state its intention to designate the properties at 62- 64 Charles Street East under Part IV, Section 29 of the Ontario Heritage Act. Located on the north side of Charles Street East, west of Church Street, the site contains a pair of semi-detached house form buildings (1884) that are listed on the City of Toronto Inventory of Heritage Properties.

The owners have submitted an application to redevelop the site with the adjoining properties at 50 and 60 Charles Street East and 47 and 61 Hayter Street. The proposal does not impact the heritage buildings at 62-64 Charles Street East, apart from the removal of the rear (north) wings, which are not identified as heritage attributes.

The properties at 62-64 Charles Street West are being recommended for designation at this time to ensure that all of the heritage values and attributes of the site are identified and protected.

RECOMMENDATIONS

The City Planning Division recommends that:

1. City Council state its intention to designate the properties at 62-64 Charles Street East (Thomas Smith/Arthur Coleman Houses) under Part IV, Section 29 of the Ontario Heritage Act, in accordance with the Statement of Significance: 62 and 64 Charles Street East (Reasons for Designation) attached as Attachment No. 3 to the report (June 19, 2014) from the Director, Urban Design, City Planning Division.

2. If there are no objections to the designation in accordance with Section 29(6) of the Ontario Heritage Act, City Council authorize the City Solicitor to introduce the bill in Council designating the properties under Part IV, Section 29 of the Ontario Heritage Act.
3. If there are objections in accordance with Section 29(7) of 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 properties.

Financial Impact

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

DECISION HISTORY

The properties at 62-64 Charles Street East were listed on the City of Toronto Inventory of Heritage Properties on March 15, 1974.

On September 10, 2013, the Toronto and East York Community Council considered a Preliminary Report for a proposed Zoning Amendment Application for the subject property, dated August 2, 2013, from the Director, Community Planning, Toronto and East York District. Toronto and East York Community Council amended and adopted the recommendations within that report.

<http://app.toronto.ca/tmmis/viewAgendaItemHistory.do?item=2013.TE26.69>

ISSUE BACKGROUND

The properties at 62-64 Charles Street East are located on a proposed development site that encompasses the adjoining properties at 50 - 60 Charles Street East and 47 and 61 Hayden Street. The pair of semi-detached houses at 62-64 Charles Street East are the only recognized heritage buildings on the development site, and the proposal retains the structures apart from the rear (north) wings that do not have heritage value.

The designation of the properties at 62-64 Charles Street East would ensure that all of the heritage values and attributes of the site are identified and protected.

COMMENTS

A location map (Attachment No. 1) and photographs (Attachment No. 2) are attached.

Staff have completed the attached Heritage Property Research and Evaluation Report (Attachment No. 4) and determined that the properties at 62-64 Charles Street East meet

Ontario Regulation 9/06, the criteria prescribed for municipal designation. The properties at 62-64 Charles Street East have design and contextual values as well-crafted late 19th century house form buildings that are set apart by their Second Empire styling, which contribute to the enclave of recognized heritage buildings adjoining the intersection of Charles and Church Streets.

The Statement of Significance (Attachment No. 3) comprises 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 property owners and 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)
Attachment No. 4 – Heritage Property Research and Evaluation Report