



**STAFF REPORT
ACTION REQUIRED**

Heritage Evaluation - 484 Spadina Avenue – Waverley Hotel

Date:	June 23, 2014
To:	Toronto Preservation Board Toronto and East York Community Council
From:	Director, Urban Design, City Planning Division
Wards:	Trinity Spadina - Ward 20
Reference Number:	P:\2014\Cluster B\PLN\TEYCC\TE14087

SUMMARY

This report recommends that City Council receive this report on the Waverley Hotel portion of the property at 484 Spadina Avenue for information and that no further action be taken. At its meeting of April 8, 2014, the Toronto and East York Community Council, in considering the report (March 20, 2014) from the Director, Urban Design, entitled, "Intention to Designate Under Part IV, Section 29 of the Ontario Heritage Act – 484 Spadina Avenue", referred the Waverly Hotel portion of the property at 484 Spadina Avenue to the Director, Urban Design, City Planning Division, for further review for designation under Part IV, Section 29 of the Ontario Heritage Act.

Staff have re-evaluated the Waverley Hotel against provincial criteria and have concluded that the Waverley Hotel should not be added to the City of Toronto Inventory of Heritage Properties or designated under Part IV, Section 29 of the Ontario Heritage Act because it does not meet Ontario Regulation 9/06, the criteria prescribed by the Province of Ontario for municipal designation.

Located on the west side of Spadina Avenue north of College Street the property at 484 Spadina Avenue contains the three-and-a-half story Waverley Hotel and one-and-a-half story Silver Dollar Room. The Silver Dollar Room is currently subject to a Notice of Intention to Designate under Part IV, Section 29 of the Ontario Heritage Act.

RECOMMENDATIONS

The City Planning Division recommends that:

1. City Council receive this report for information.

Financial Impact

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

DECISION HISTORY

At its meeting of April 8, 2014, TEYCC referred the Waverley Hotel portion of the property at 484 Spadina Avenue to the Director, Urban Design, City Planning, for further review for designation under Part IV, Section 29 of the Ontario Heritage Act.

<http://app.toronto.ca/tmmis/viewPublishedReport.do?function=getMinutesReport&meetingId=7874> (Item 31.33)

ISSUE BACKGROUND

In its report dated March 20, 2014 staff recommended that the portion of the property at 484 Spadina Avenue known as the Silver Dollar Room be recommended for designation. Following research and evaluation staff determined that the portion of the same property known as the Waverley Hotel did not merit designation under Part IV, Section 29 of the Ontario Heritage Act.

<http://app.toronto.ca/tmmis/viewAgendaItemHistory.do?item=2014.TE31.11>

COMMENTS

Following direction from the Toronto and East York Community Council, staff have completed additional research and evaluation of the portion of the property at 484 Spadina Avenue known as the Waverley Hotel. The Waverley Hotel portion of the property at 484 Spadina Avenue was evaluated according to Regulation 9/06, the criteria prescribed by the Province of Ontario for designation under Part IV, Section 29 of the Ontario Heritage Act, which the City also applies when

assessing properties for potential inclusion on the City of Toronto Inventory of Heritage Properties. As a result of this evaluation staff have determined that the Waverley Hotel portion of the property at 484 Spadina Avenue does not meet the criteria for inclusion and/or designation.

CONTACT

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SIGNATURE

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ATTACHMENTS

Attachment No. 1 - Location Map
Attachment No. 2 - Photographs