



**STAFF REPORT  
ACTION REQUIRED**

**Intention to Designate under Part IV, Section 29 of the  
Ontario Heritage Act - 48 Laurel Avenue**

<b>Date:</b>	October 6, 2015
<b>To:</b>	Toronto Preservation Board Scarborough Community Council
<b>From:</b>	Director, Urban Design, City Planning Division
<b>Wards:</b>	Scarborough Southwest - Ward 35
<b>Reference Number:</b>	P:\2015\Cluster B\PLN\SCCC\SC15122

**SUMMARY**

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This report recommends that City Council state its intention to designate the property at 48 Laurel Avenue under Part IV, Section 29 of the Ontario Heritage Act. The property is listed on the City of Toronto's Heritage Register and the owner has applied to demolish the single detached house form building on the site. The owner has also supplied written notice of an intention to demolish the listed property, as required by the Ontario Heritage Act. The City has 60 days to consider the notice under existing legislation.

The designation of the property is required to refuse demolition of the Vivian House. The City must state its intention to designate the property by November 24, 2015.

**RECOMMENDATIONS**

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**The City Planning Division recommends that:**

1. City Council state its intention to designate the property at 48 Laurel Avenue (Vivian House) under Part IV, Section 29 of the Ontario Heritage Act, in accordance with the Statement of Significance: 48 Laurel Avenue (Reasons for Designation) attached as Attachment No. 3 to the report (October 6, 2015) 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 bills in Council designating the property 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 property.

### **Financial Impact**

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

### **ISSUE BACKGROUND**

On September 14, 2015, Heritage Preservation Services received a "Notice of Intention to Demolish a Listed Building or Structure under the Ontario Heritage Act" from the owner of the property at 48 Laurel Avenue. Following the receipt of the required background information, the application was deemed complete by Heritage Preservation Services as of September 25, 2015. City Council must state its intention to designate the property at 48 Laurel Avenue under Part IV, Section 29 of the Ontario Heritage Act within 60 days (November 24, 2015) to refuse the demolition.

### **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 property at 48 Laurel Avenue meets Ontario Regulation 9/06, the criteria prescribed for municipal designation. The Vivian House has design, associative and contextual values as an early 20th century Ontario House that contributed to the development of the community of Scarborough Junction, where it is historically and visually linked to its setting on the west side of Laurel Avenue and where it is a recognized heritage property in Scarborough.

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 on the Ontario Heritage Trust according to the provisions of the Ontario Heritage Act.

## **CONTACT**

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## **SIGNATURE**

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Harold Madi  
Director, Urban Design  
City Planning Division

## **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