



STAFF REPORT ACTION REQUIRED

Intention to Designate under Part IV, Section 29 of the Ontario Heritage Act and Authority to Enter into a Heritage Easement Agreement – 40 Hanna Avenue

Date:	January 26, 2015
To:	Toronto Preservation Board Toronto and East York Community Council
From:	Director, Urban Design, City Planning
Wards:	Trinity-St. Paul – Ward 19
Reference Number:	P:\2015\Cluster B\PLN\TEYCC\TE15020

SUMMARY

This report recommends that City Council state its intention to designate the property at 40 Hanna Avenue (which includes convenience addresses at 99 Atlantic Avenue, 38 Hanna Avenue, 2, 22, 24 and 24A Liberty Street and 1 Snooker Street) under Part IV, Section 29 of the Ontario Heritage Act and to grant authority to enter into a Heritage Easement Agreement with the property owners. Located on Hanna Avenue where it extends from Liberty Street to Snooker Street in Liberty Village, the site contains a former manufacturing complex originally developed by the Brunswick-Balke-Collender Company that is listed on the City of Toronto's heritage register (formerly known as the Inventory of Heritage Properties).

The owners have submitted an application to develop the site, which would preserve the existing factory buildings and the detached boiler house and smokestack while removing the more recent additions to the property.

The property at 40 Hanna Avenue is 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

1. City Council state its intention to designate the property at 40 Hanna Avenue (Brunswick-Balke-Collender Company Complex) under Part IV, Section 29 of the Ontario Heritage Act, in accordance with the Statement of Significance: 40 Hanna

Avenue (Reasons for Designation) attached as Attachment No. 3 to the report (January 26, 2015) from the Director, Urban Design, City Planning Division.

2. If there are no objections to the designation in accordance with the Ontario Heritage Act, City Council authorize the City Solicitor to introduce the bill in Council designating the property under Part IV, Section 29 of the Ontario Heritage Act.
3. If there are objections in accordance with 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.
5. City Council grant authority for the execution of a Heritage Easement Agreement under Section 37 of the Ontario Heritage Act with the owner of the property at 40 Hanna Avenue.
6. City Council authorize the City Solicitor to introduce the necessary bills in Council authorizing the entering into of the Heritage Easement Agreement.

Financial Impact

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

DECISION HISTORY

In 2006, City Council included the property at 40 Hanna Avenue (Brunswick-Balke-Collender Company Complex, with the three-part factory and the separate boiler house and landmark smokestack) on the City's heritage inventory.

At its meeting of May 29, the Planning and Growth Management Committee adopted PG33.11, "99 Atlantic Avenue and 38-40 Hanna Avenue and 2-24A Liberty Street and 1 Snooker Street – Official Plan Amendment and Zoning Amendment Applications – Preliminary Report". The proposed development would preserve the existing heritage buildings while adding two low-rise buildings to the site.

<http://www.toronto.ca/legdocs/mmis/2014/pg/bgrd/backgroundfile-69371.pdf>

ISSUE BACKGROUND

The property at 40 Hanna Avenue (with convenience addresses on Atlantic Avenue, Hanna Avenue, Liberty Street and Snooker Street) is part of a proposed development site. The designation of the property under Part IV, Section 29 of the Ontario Heritage Act would ensure that all of its cultural heritage values and attributes 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 property at 40 Hanna Avenue meets Ontario Regulation 9/06, the criteria prescribed for municipal designation under Part IV, Section 29 of the Ontario Heritage Act. The property at 40 Hanna Avenue has design, associative and contextual values as an early 20th century industrial complex developed by the Brunswick-Balke-Collender Company, the world's largest producer of billiard tables and other recreational equipment that is particularly distinguished by its scale, restored vintage signage, landmark smokestack, and prominent location as part of an important collection of former manufacturing buildings in the Toronto neighbourhood now known as Liberty Village.

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