



## STAFF REPORT ACTION REQUIRED

### Intention to Designate under Part IV, Section 29 of the Ontario Heritage Act and Inclusion on the Heritage Register – 189, 191, 193 Mutual Street

<b>Date:</b>	January 30, 2015
<b>To:</b>	Toronto Preservation Board Toronto and East York Community Council
<b>From:</b>	Director, Urban Design, City Planning Division
<b>Wards:</b>	Toronto Centre - Rosedale – Ward 27
<b>Reference Number:</b>	P:\2015\Cluster B\PLN\TEYCC\TE15022

#### SUMMARY

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This report recommends that City Council state its intention to designate the properties at 189, 191 and 193 Mutual Street under Part IV, Section 29 of the Ontario Heritage Act for their cultural heritage value and include the properties on the City of Toronto Heritage Register. The three properties are two-and-a-half-storey brick row houses, built in 1887 and located on the east side of Mutual Street, north of Gerrard Street East.

Following research and evaluation, staff have determined that the properties at 189, 191 and 193 Mutual Street meet Ontario Regulation 9/06, the provincial criteria prescribed for municipal designation under the Ontario Heritage Act. The designation of the properties and their inclusion on the City of Toronto Heritage Register would identify the properties' cultural heritage values and heritage attributes and enable City Council to control alterations to the site, enforce heritage property standards and maintenance, and refuse demolition.

#### RECOMMENDATIONS

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**The City Planning Division recommends that:**

1. City Council include the property at 189 Mutual Street (John W. Hare house) on the City of Toronto Heritage Register.

2. City Council include the property at 191 Mutual Street (Samuel G. Watson house) on the City of Toronto Heritage Register.
3. City Council include the property at 193 Mutual Street (Mary A. Strutt house) on the City of Toronto Heritage Register.
4. City Council state its intention to designate the property at 189 Mutual Street (John W. Hare house) under Part IV, Section 29 of the Ontario Heritage Act in accordance with the Statement of Significance: 189, 191, 193 Mutual Street (Reasons for Designation) attached as Attachment No. 3 to the report (January 30, 2015) from the Director, Urban Design, City Planning Division.
5. City Council state its intention to designate the property at 191 Mutual Street (Samuel G. Watson house) under Part IV, Section 29 of the Ontario Heritage Act in accordance with the Statement of Significance: 189, 191, 193 Mutual Street (Reasons for Designation) attached as Attachment No. 3 to the report (January 30, 2015) from the Director, Urban Design, City Planning Division.
6. City Council state its intention to designate the property at 193 Mutual Street (Mary A. Strutt house) under Part IV, Section 29 of the Ontario Heritage Act in accordance with the Statement of Significance: 189, 191, 193 Mutual Street (Reasons for Designation) attached as Attachment No. 3 to the report (January 30, 2015) from the Director, Urban Design, City Planning Division.
7. If there are no objections to the designations 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.
8. 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.
9. If the designations are 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.

## **ISSUE BACKGROUND**

The properties at 189, 191 and 193 Mutual Street contain three row houses dating to 1887. Demolition applications for these properties were submitted to Toronto Buildings on September 17, 2014. To date, as no replacement building permit has been applied for, the applicant would be required to go to the Toronto and East York Community Council to have the demolition permit issued.

Staff have examined the properties and determined that they have cultural heritage value and merit inclusion on the City of Toronto Heritage Register and designation under Part IV, Section 29 of the Ontario Heritage Act. Inclusion on the Register and designation will ensure that all of the cultural heritage values and heritage attributes of the properties are identified and protected.

## **COMMENTS**

A location map (Attachment No. 1) and photograph (Attachment No. 2) are attached. Staff have completed the attached Heritage Property Research and Evaluation Report (Attachment No. 4).

Staff have determined that the properties at 189, 191 and 193 Mutual Street are worthy of designation under Part IV, Section 29 of the Ontario Heritage Act for their cultural heritage value, and meet the criteria for municipal designation prescribed by the Province of Ontario, Ontario Regulation 9/06 under the three categories of design, associative and contextual values.

The three row houses, built in 1887, are valued for their associations with the history of the influential Jarvis family, the creation of Jarvis Street, one of Toronto's "handsomest avenues" and ultimately a significant Toronto artery and the development and evolution of a residential enclave in the Garden District. Their design values are evident in their form, materials and details which make them fine representatives of Toronto's Bay-n-Gable type combined with the Second Empire Style and a rare example of this combination in this neighbourhood. The row houses have contextual value as their scale, form and massing, as well as their details, define, support and maintain the continuity of the historic character of this section of the Garden District.

The Reasons for Designation (Statement of Significance) found in Attachment No. 3 are 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 properties' 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 – Reasons for Designation (Statement of Significance)  
Attachment No. 4 – Heritage Property Research and Evaluation Report