



**STAFF REPORT  
ACTION REQUIRED**

**Intention to Designate under Part IV, Section 29 of the Ontario Heritage Act and Authority for a Heritage Easement Agreement – 4200 Eglinton Avenue West**

<b>Date:</b>	January 27, 2015
<b>To:</b>	Toronto Preservation Board Etobicoke York Community Council
<b>From:</b>	Director, Urban Design, City Planning
<b>Wards:</b>	Etobicoke Centre - Ward 4
<b>Reference Number:</b>	P:\2015\Cluster B\PLN\EYCC\EY15019

**SUMMARY**

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This report recommends that City Council state its intention to designate the property at 4200 Eglinton Avenue West under Part IV, Section 29 of the Ontario Heritage Act and grant authority for the execution of a Heritage Easement Agreement with property owner. The city-owned property is located on the northwest corner of Eglinton Avenue West and Royal York Road and contains a detached house form building known historically as the Mary Reid House, which is listed on the City of Toronto's heritage register.

In 2014, Build Toronto advertised the sale of the property. According to the policies in the City's Official Plan, when a City-owned heritage property is transferred to private ownership, the City will designate the property and will secure a Heritage Easement Agreement.

Following research and evaluation, staff have determined that the property at 4200 Eglinton Avenue West (Mary Reid House) meets Ontario Regulation 9/06, the provincial criteria prescribed for municipal designation under the Ontario Heritage Act. The designation of the property would enable City Council to manage alterations that will affect the property's heritage attributes, enforce heritage property standards and maintenance, and refuse demolition.

## **RECOMMENDATIONS**

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### **The City Planning Division recommends that:**

1. City Council state its intention to designate the property at 4200 Eglinton Avenue West under Part IV, Section 29 of the Ontario Heritage Act, in accordance with the Statement of Significance: 4200 Eglinton Avenue West (Reasons for Designation) attached as Attachment No. 3 to the report (January 27, 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 4200 Eglinton Avenue West.
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**

City Council listed the property at 4200 Eglinton Avenue West on the City of Toronto Inventory of Heritage Properties in 2006.

### **ISSUE BACKGROUND**

In 2014, Build Toronto offered the property at 4200 Eglinton Avenue West for sale. According to the heritage policies in the City's Official Plan, when a City-owned heritage property is transferred into private ownership, the City will designate the property and secure a Heritage Easement Agreement with the property owner. The adoption of Recommendations Nos. 5 and 6 in this report will authorize the City to enter into a Heritage Easement Agreement with a new owner when the property is sold.

## **COMMENTS**

A location map (Attachment No. 1) and Photograph (Attachment No. 2) are attached. Staff have completed the attached Heritage Property Research and Evaluation Reports for 4200 Eglinton Avenue West (Attachment No. 5), which indicates that the property meets Ontario Regulation 9/06, the criteria prescribed for municipal designation.

The property at 4200 Eglinton Avenue West is worthy of designation under Part IV, Section 29 of the Ontario Heritage Act for its cultural heritage value, and meets the criteria for municipal designation prescribed by the Province of Ontario under the categories of design and contextual values. The Mary Reid House (1939) at 4200 Eglinton Avenue West is a well-crafted country house designed in the Period Revival style that is historically and visually linked to its surroundings and reflects the historical character of the area adjoining the northwest corner of Eglinton and Royal York Road.

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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Harold Madi  
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City Planning Division

## **ATTACHMENTS**

Attachment No. 1 - Location Map, 4200 Eglinton Avenue West  
Attachment No. 2 - Photographs, 4200 Eglinton Avenue West  
Attachment No. 3 - Statement of Significance (Reasons for Designation)  
Attachment No. 4 - Heritage Property Research and Evaluation Report