



**STAFF REPORT
ACTION REQUIRED**

Inclusion on the City of Toronto’s Heritage Register and Intention to Designate under Part IV, Section 29 of the Ontario Heritage Act – 339 Queen Street East

Date:	October 29, 2015
To:	Toronto Preservation Board Toronto and East York Community Council
From:	Director, Urban Design, City Planning Division
Wards:	Don Valley West – Ward 28
Reference Number:	P:\2015\Cluster B\PLN\TEYCC\TE15116

SUMMARY

This report recommends that City Council state its intention to designate the property at 339 Queen Street East under Part IV, Section 29 of the Ontario Heritage Act for its cultural heritage value and include the property on the City of Toronto’s Heritage Register. The property contains the former Home Furniture and Carpet Company Ltd., a three-storey building with curtain-wall glazing, built in 1907, extended in 1925-1926, and located on the south-west corner of Queen Street East and Parliament Street.

Following research and evaluation, staff have determined that the property at 339 Queen Street East meets Ontario Regulation 9/06, the provincial criteria prescribed for municipal designation under the Ontario Heritage Act. The designation of the property and its inclusion on the City of Toronto Heritage Register would identify the property's cultural heritage values and heritage attributes and enable City Council to monitor alterations to the site, enforce heritage property standards and maintenance, and refuse demolition.

RECOMMENDATIONS

The City Planning Division recommends that:

1. City Council include the property at 339 Queen Street East on the City of Toronto's Heritage Register.
2. City Council state its intention to designate the property at 339 Queen Street East (the former Home Furniture & Carpet Co., Ltd.) under Part IV, Section 29 of the Ontario Heritage Act in accordance with the Statement of Significance: 339 Queen Street East (Reasons for Designation) attached as Attachment No. 3 to the report (October 29, 2015) from the Director, Urban Design, City Planning Division.
3. 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 property under Part IV, Section 29 of the Ontario Heritage Act.
4. 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.
5. 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 property.

Financial Impact

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

ISSUE BACKGROUND

The property at 339 Queen Street East contains a brick-clad, three-storey building, built in 1907 and extended in 1925-1926. As a result of development related inquiries, Community Planning staff requested that Heritage Preservation Services research and evaluate the property for cultural heritage value and/or interest. The property was recently sold and the new owner, Free the Children, plan to rehabilitate the building for its new headquarters and Global Learning Centre.

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 property at 339 Queen Street East 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, Ontario Regulation 9/06 under the three categories of design, associative and contextual values.

The design values are evident in the building's representation of the Chicago School which was a predominant style for commercial buildings from c. 1895-1910. The building is valued for its association with the well-known architect, Henry Simpson. It is also valued for its association with J. F. Brown and the Home Furniture Carpet Co., Ltd. which occupied the site for over 70 years (1907-1977). The property is also associated with the Marty Millionaire Ltd. furniture emporium and well-known supplier of props to Toronto's film industry which occupied the property for over 35 years (1978-2014). Located at the south-west corner of Queen Street East and Parliament Street, the former Home Furniture Carpet Co., Ltd. building has been a distinctive local landmark within the predominantly Victorian style Corktown neighbourhood for more than a century.

The Reasons for Designation (Statement of Significance) (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 property owner 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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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