



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 – 237 Queen Street East

Date:	March 4, 2015
To:	Toronto Preservation Board Toronto and East York Community Council
From:	Director, Urban Design, City Planning
Wards:	Toronto Centre-Rosedale – Ward 28
Reference Number:	P:\2015\Cluster B\PLN\TEYCC\TE15035

SUMMARY

This report recommends that City Council include the property at 237 Queen Street East (including the addresses at 241 and 243 Queen Street East) on the City of Toronto's Heritage Register and state its intention to designate the property under Part IV, Section 29 of the Ontario Heritage Act. Located on the south side of Queen Street East in the first block east of Sherbourne Street, the property contains a 2½-storey commercial building that is known historically as the Andrew McFarren Building (1870).

There is concern in the neighbourhood about the proposed redevelopment of the site. The property at 237 Queen Street East is being recommended for listing and designation at this time to ensure that all of the heritage values and attributes of the property are identified and protected.

RECOMMENDATIONS

The City Planning Division recommends that:

1. City Council include the property at 237 Queen Street East (Andrew McFarren Building) on the City of Toronto's Heritage Register.
2. City Council state its intention to designate the property at 237 Queen Street East (Andrew McFarren Building) under Part IV, Section 29 of the Ontario Heritage

Act, in accordance with the Statement of Significance: 237 Queen Street East (Reasons for Designation) attached as Attachment No. 3 to the report (March 4, 2015) from the Director, Urban Design, City Planning Division.

3. 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
4. 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
5. 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

There is concern in the community about the future of the site on Queen Street East where several properties listed on the Heritage Register or identified as being of potential heritage value have been removed in recent years. The inclusion of the property at 237 Queen Street East and its designation under Part IV, Section 29 of the Ontario Heritage Act would enable the site's heritage values and attributes to be identified and preserved.

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 237 Queen Street East meets Ontario Regulation 9/06, the criteria prescribed for municipal designation under Part IV, Section 29 of the Ontario Heritage Act. The property at 237 Queen Street East has design, associative and contextual values as the location of the Andrew McFarren Building (1870), which is a rare surviving example of a late 19th century commercial building that contributes to an understanding of the development of Queen Street East where it forms part of an important collection of commercial edifices adjoining the Sherbourne Street intersection.

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