



**STAFF REPORT
ACTION REQUIRED**

Amendment of Designating By-law – 317 Dundas Street West

Date:	March 17, 2015
To:	Toronto Preservation Board Toronto and East York Community Council
From:	Director, Urban Design, City Planning
Wards:	Trinity-Spadina – Ward 20
Reference Number:	P:\2015\Cluster B\PLN\TEYCC\TE15038

SUMMARY

This report recommends that City Council amend former City of Toronto By-law No. 130-91 designating the property at 317 Dundas Street West under Part IV, Section 29 of the Ontario Heritage Act to revise the Reasons for Designation in accordance with the 2005 changes to the Ontario Heritage Act. The site contains The Grange (the historic house at the south end of the Art Gallery of Ontario's complex) and its setting in Grange Park. The site was listed on the inaugural City of Toronto Inventory of Heritage Properties (now known as the Heritage Register) in 1973 and designated under part IV, Section 29 of the Ontario Heritage Act in 1991. The Historic Sites and Monuments Board of Canada designated The Grange a National Historic Site in 1970 for its national historic and architectural significance.

The property at 317 Dundas Street West is being altered as part of the Grange Park Revitalization Project, which is a partnership of the Art Gallery of Ontario and the City of Toronto in consultation with the Grange Park Advisory Committee and other local stakeholders. The amending of the designating by-law will ensure that all of the cultural heritage values and attributes of the Grange and Grange Park are protected.

RECOMMENDATIONS

The City Planning Division recommends that:

1. City Council state its intention to amend former City of Toronto By-law No. 130-91 to revise the Reasons for Designation in accordance with the Statement of

Significance: 317 Dundas Street West (The Grange and Grange Park) attached as Attachment 4 to the report (March 17, 2015) from the Director, Urban Design, City Planning Division to explain the cultural heritage value or interest of the properties and describe their heritage attributes.

2. If there are no objections to the proposed amendment in accordance with the Ontario Heritage Act, City Council authorize the City Solicitor to introduce the necessary bill in Council amending designating By-law No.130-91.
3. If there are objections in accordance with the Ontario Heritage Act, City Council direct the City Clerk to refer the proposed amendment to the Conservation Review Board.
4. If the proposed amendment 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 to amend the designating by-law.

Financial Impact

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

DECISION HISTORY

The property at 317 Dundas Street West was listed on the inaugural City of Toronto Inventory of Heritage Properties on June 20, 1973 and designated under Part IV, Section 29 of the Ontario Heritage Act by former City of Toronto By-law No. 130-91 on February 25, 1991. The designating by-law included The Grange and its setting in Grange Park.

At its meeting of April 4, 2013, City Council adopted By-law No. 468-2013 to adopt Amendment No. 199 to the Official Plan of the City of Toronto with respect to the Public Realm and Heritage Policies

<http://app.toronto.ca/tmmis/viewAgendaItemHistory.do?item=2013.PG22.3>.\

OPA 199, Schedule 4, A8, identifies The Grange among the Prominent and Heritage Buildings, Structures and Landscapes, as follows: "The Grange south facing façade, and the path leading up to it through the park, can be viewed in its entirety from the southeast and southwest corners of John Street at Stephanie Street. View corridors concerning Grange House in Grange Park exempt park infrastructure including, but not limited to, playground structure, lighting strategies, seating areas, landscape features and housing which is used solely for the purpose of accommodating mechanical operational needs of the park." The Grange was further identified with the (H) symbol as views of heritage properties "specifically subject to the view protection policies of section 3.1.5 of the Official Plan."

ISSUE BACKGROUND

This report accompanies the staff report (February 5, 2015) entitled "Alterations to a designated Heritage Property with a Heritage Easement Agreement – 317 Dundas Street West (The Grange)" recommending the approval of alterations to the property to allow for the implementation of the Grange Park Revitalization Plan. The amending of the designating by-law to update the Reasons for Designation according to the 2005 amendments to the Ontario Heritage Act will ensure that all of the cultural heritage values and attributes of the properties are identified and protected.

COMMENTS

A location map (Attachment No. 1) and photograph (Attachment No. 2) are attached, as well as the Heritage Property Research and Evaluation Report (Attachment No. 5) that identifies and evaluates the portion of the property at 317 Dundas Street West covered by the original designating by-law, specifically The Grange and its setting in Grange Park.

The Reasons for Designation from former City of Toronto By-law No. 130-91 are found in Attachment No. 3, with the amended Statement of Significance (Reasons for Designation) as Attachment No. 4. The 2015 revisions contain the statement of cultural heritage value and the heritage attributes relating to Ontario Regulation 9/06, the provincial criteria prescribed for municipal designation following the 2005 amendments to the Ontario Heritage Act.

Following research and evaluation according to Regulation 9/06, it has been determined that the property at 317 Dundas Street West (comprising The Grange and Grange Park) has design, associative and contextual values.

As one of the oldest surviving buildings in Toronto, The Grange is distinguished by its early brick construction and Neoclassical styling. Its design value extends to the landscaping of Grange Park, which originated as a private estate where the axial plan featuring terraces, the combination of open space and groves of trees, the uniquely-shaped driveway, and the layout that creates views to and from the Grange across the park are original features linked to the Picturesque Movement in landscape design.

The property with The Grange and Grange Park is associated with the Boulton family, who were influential in the political and cultural development of York (Toronto), and afterward occupied by the noted scholar and intellectual, Goldwin Smith. Since its donation to the forerunner of the Art Gallery of Ontario in the early 20th century, The Grange has formed the nucleus of that institution where its inaugural exhibitions were held (as well as the first classes of today's Ontario College of Art and Design), prior to its exacting restoration as a historic house museum. The Grange was designated a National Historic Site by the Historic Sites and Monuments Board of Canada in 1970 for its historic and architectural significance.

Contextually, the Grange and Grange Park define the character of the Grange neighbourhood where the property is historically, visually, physically and functionally linked to its surroundings. The property with the Grange and Grange Park is a local landmark.

CONTACT

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SIGNATURE

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ATTACHMENTS

Attachment No. 1 – Location Map
Attachment No. 2 – Photograph
Attachment No. 3 – 1990 Reasons for Designation (former City of Toronto By-law 1990-0130)
Attachment No. 4 – Statement of Significance (Reasons for Designation, 2015)
Attachment No. 5 – Heritage Property Research and Evaluation Report