



STAFF REPORT ACTION REQUIRED

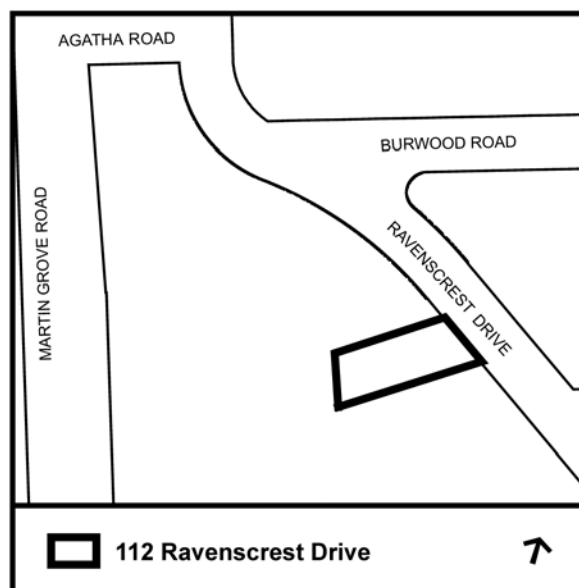
Intention to Designate under Part IV, Section 29 of the Ontario Heritage Act – 112 Ravenscrest Drive

Date:	February 5, 2016
To:	Toronto Preservation Board Etobicoke York Community Council
From:	Chief Planner & Executive Director, City Planning Division
Wards:	Etobicoke Centre – Ward 3
Reference Number:	P:\2016\Cluster B\PLN\EYCC\EY16022

SUMMARY

This report recommends that City Council state its intention to designate the property at 112 Ravenscrest Drive under Part IV, Section 29 of the Ontario Heritage Act. Located in the area southeast of Eglinton Avenue West and Martin Grove Road where it is historically linked to the Richview community, the Coulter House (1874) is a rare surviving example in Etobicoke of a late 19th century Ontario House with Gothic Revival styling that retains its architectural integrity and its original orientation in its historical setting.

The property owners have requested the designation of the property under Part IV, Section 29 of the Ontario Heritage Act to qualify for the Toronto Heritage Grant Program.



RECOMMENDATIONS

The City Planning Division recommends that:

1. City Council state its intention to designate the property at 112 Ravenscrest Drive under Part IV, Section 29 of the Ontario Heritage Act, in accordance with the Statement of Significance: 112 Ravenscrest Drive (Reasons for Designation) attached as Attachment No. 3 to the report (February 5, 2016) from the Chief Planner and Executive Director, 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 to the designation 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.

Financial Impact

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

DECISION HISTORY

The property at 112 Ravenscrest Drive was listed on the Heritage Inventory of the former City of Etobicoke. Following the amalgamation of the current City of Toronto, the property was included in the City's Inventory of Heritage Properties (now known as the Heritage Register), which was confirmed by City Council at its meeting of September 25-27, 2006:

<http://www.toronto.ca/legdocs/2006/agendas/council/cc060925/plt6rpt/cl003.pdf>

ISSUE BACKGROUND

The City of Toronto funds the Toronto Heritage Grant Program to assist the owners of designated heritage properties with the restoration of their eligible heritage attributes. To participate in the program, a property must be designated under Part IV, Section 29 of the Ontario Heritage Act. The owners of the property at 112 Ravenscrest Drive have requested designation in order to participate in the grant program. They submitted a Property Nomination Form to the City that provided a detailed history of the site, which assisted in the preparation of the Heritage Property Research and Evaluation Report.

COMMENTS

A location map and photographs are attached as Attachments Nos. 1 and 2.

Staff have completed the attached Heritage Property Research and Evaluation Report (Attachment No. 4) for 112 Ravenscrest Drive and determined that the property meets Ontario Regulation 9/06, the criteria prescribed for municipal designation under Part IV, Section 29 of the Ontario Heritage Act. Located in the area southeast of Eglinton Avenue West and Martin Grove Road where it is historically linked to the Richview community, the Coulter family and the internationally recognized Dutch Resistance fighter, Victor Kugler, the Coulter House (1874) is a rare surviving example in Etobicoke of a late 19th century Ontario House with Gothic Revival styling that retains its architectural integrity and its original orientation in its historical setting.

The Statement of Significance (Attachment No. 3) for the property at 112 Ravenscrest Drive 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 Ontario Heritage Trust according to the provisions of the Ontario Heritage Act.

CONTACT

Tamara Anson-Cartwright, Program Manager
Heritage Preservation Services
Tel: 416-338-1083; Fax: 416-392-1973
E-mail: tansonc@toronto.ca

SIGNATURE

Jennifer Keesmaat, MES, MCIP, RPP
Chief Planner & Executive Director
City Planning Division

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