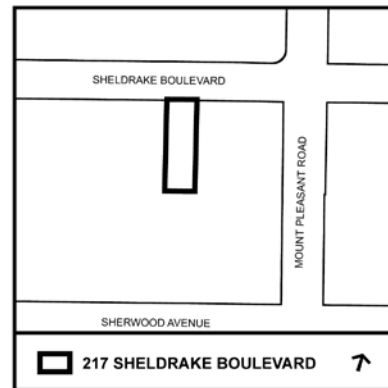


Intention to Designate under Part IV, Section 29 of the Ontario Heritage Act – 217 Sheldrake Boulevard

Date:	February 29, 2016
To:	Toronto Preservation Board North York Community Council
From:	Chief Planner and Executive Director, City Planning Division
Wards:	Don Valley West – Ward 25
Reference Number:	P:\2016\Cluster B\PLN\NYCC\NY16036

SUMMARY

This report recommends that City Council state its intention to designate the property at 217 Sheldrake Boulevard, 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 a one-and-a-half storey house, originally known as the Forsey Page House, dating from 1910, and located on the south side of Sheldrake Boulevard between Yonge Street and Mount Pleasant Road.



Following research and evaluation, staff have determined that the property at 217 Sheldrake Boulevard meets Ontario Regulation 9/06, the provincial criteria prescribed for municipal designation under the Ontario Heritage Act

RECOMMENDATIONS

The City Planning Division recommends that:

1. City Council include the property at 217 Sheldrake Boulevard on the City of Toronto's Heritage Register.

2. City Council state its intention to designate the property at 217 Sheldrake Boulevard under Part IV, Section 29 of the Ontario Heritage Act in accordance with the Statement of Significance: 217 Sheldrake Boulevard (Reasons for Designation) attached as Attachment No. 3 to the report (February 29, 2016) from the Chief Planner & Executive Director, 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

The property at 217 Sheldrake Boulevard contains the one-and-a-half storey Forsey Page House, designed by the architect Forsey Page in 1910. Heritage Preservation Services had been requested to evaluate the property through a nomination.

At the Committee of Adjustment, October 29, 2015, Heritage Preservation Services requested that the applications to sever the property and demolish the existing dwelling be deferred to allow staff time to research and evaluate the property for possible inclusion on the City of Toronto Heritage Register. Staff are expected to report back to the Committee of Adjustment meeting on April 21, 2016.

Designation under Part IV of the Ontario Heritage Act, Section 29 and inclusion on the Heritage Register will help to ensure that the cultural heritage value and heritage attributes of the property are identified and conserved.

COMMENTS

A location map (Attachment No. 1) and photographs (Attachment No. 2) are attached. Staff have completed the attached Research and Evaluation Summary (Attachment No. 4).

Staff have determined that the property at 217 Sheldrake Boulevard 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 Forsey Page house is a well-crafted, representative example of a bungalow in the Tudor Revival style. The property is valued for its historical association with the architect Forsey Page who designed and lived in the house. As a sole practitioner and through his partnerships, Page & Warrington and Page & Steele, as well as in his roles of President of the Ontario Architectural Association and Chancellor of the College of Fellows of the Royal Architectural Institute of Canada, Page made a significant contribution to the architecture of Toronto for over a half century. The house supports the historic character of this former North Toronto neighbourhood. Located on the south side of Sheldrake Boulevard, the Forsey Page house makes a distinctive contribution to the variety of house types built between 1904 and 1924, which define the character of the street and the surrounding Mount Pleasant East neighbourhood including the Blythwood Heritage Conservation District.

The Statement of Significance found in Attachment No. 3 for the property at 217 Sheldrake Boulevard 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 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