



**STAFF REPORT
ACTION REQUIRED**

**Intention to Designate under Part IV, Section 29 of the
Ontario Heritage Act – 349 George Street**

Date:	November 23, 2015
To:	Toronto Preservation Board Toronto and East York Community Council
From:	Chief Planner & Executive Director, City Planning Division
Wards:	Toronto Centre-Rosedale – Ward 27
Reference Number:	P:\2015\Cluster B\PLN\TEYCC\TE15144

SUMMARY

This report recommends that City Council include the property at 349 George Street 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. The site contains the former Allan School (1910), which is most recently known as the School House Shelter operated by Dixon Hall and located beside the Seaton House men's shelter.

The municipally owned property at 349 George Street is located on the section of the street between Dundas Street East and Gerrard Street East that is the subject of the George Street Revitalization, a City-led project to replace Seaton House with a new men's shelter, a long-term care facility, units for both assisted living and affordable housing, as well as a community service hub.

The inclusion of the property at 349 George Street on the City's Heritage Register and its designation under Part IV, Section 29 of the Ontario Heritage Act would identify all of the cultural heritage values and attributes of the property and ensure that they are preserved as part of the plans for the George Street Revitalization.

RECOMMENDATIONS

The City Planning Division recommends that:

1. City Council include the property at 349 George Street (Allan School) on the City of Toronto's Heritage Register.
2. City Council state its intention to designate the property at 349 George Street under Part IV, Section 29 of the Ontario Heritage Act, in accordance with the Statement of Significance: 349 George Street (Reasons for Designation) attached as Attachment No. 3 to the report (November 23, 2015) from the Chief Planner and 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 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.
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.

DECISION HISTORY

In the block on the east side of George Street, south of Seaton House, the property at 305 George Street was designated under Part IV, Section 29 of the Ontario Heritage Act on January 30, 2008 by By-law 77-2008, followed by the neighbouring properties at 295, 297, 301A-303 and 309-311 George Street on October 4, 2012 by By-laws 1240-2012, 1241-2012, 1242-2012 and 1243-2012, respectively.

At its meeting of October 2, 2012, City Council authorized a Heritage Conservation District Study for the Garden District, which includes the property at 349 George Street: <http://www.toronto.ca/legdocs/mmis/2012/te/bgrd/backgroundfile-49461.pdf>

At its meeting of November 3, 2015, City Council adopted EX9.6 "George Street Revitalization – Recommended Scope and Approach": <http://app.toronto.ca/tmmis/viewAgendaItemHistory.do?item=2015.EX9.6>.

The background information accompanying the report indicates that the City-owned property at 349 George Street is not currently listed on the City's Heritage Register, but has been identified for its heritage potential and will be incorporated into the revitalization plans for the street:

<http://www.toronto.ca/legdocs/mmis/2015/ex/bgrd/backgroundfile-84498.pdf>

ISSUE BACKGROUND

The municipally owned property at 349 George Street is not listed on the City of Toronto's Heritage Register. It has been identified as having heritage potential in the background information for the George Street Revitalization report adopted by City Council on November 3, 2015, and is included in the proposed Garden District Heritage Conservation District, which is currently being studied for designation under Part V of the Ontario Heritage Act. As the revitalization project is proceeding now, it is appropriate to proceed with Part IV designation to ensure that all of the property's cultural heritage values and attributes are identified and preserved as part of the George Street Revitalization project.

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 349 George Street 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 that the City also uses when assessing properties for inclusion on the City of Toronto's Heritage Register (formerly known as the Inventory of Heritage Properties). Located on the southeast corner of George Street and Glenholme Place, the Allan School (1910) is an early 20th century school building commissioned by the Toronto Board of Education and designed under the direction of the Superintendent of Buildings, C. H. Bishop for the education of students from the adjoining Boys' Home. The Allan School features a unique design that complemented the Boys' Home (1864-1958) while incorporating standard elements identified with public schools in Toronto in the 19th and early 20th centuries. It is associated historically with the Boys' Home, an institution of significance in 19th century Toronto, as well as the Garden District neighbourhood as it developed around Allan Gardens. Contextually, the Allan School supports the character of the Garden District as a residential community interspersed with institutional buildings, and is linked to its setting on George Street where it stands as a local landmark.

The Statement of Significance (Attachment No. 3) for the property at 349 George Street 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. The City's Non Profit Housing

Corporation and the Shelter, Support and Housing Administration have been notified as the City Divisions responsible for the management of this municipally owned property.

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