

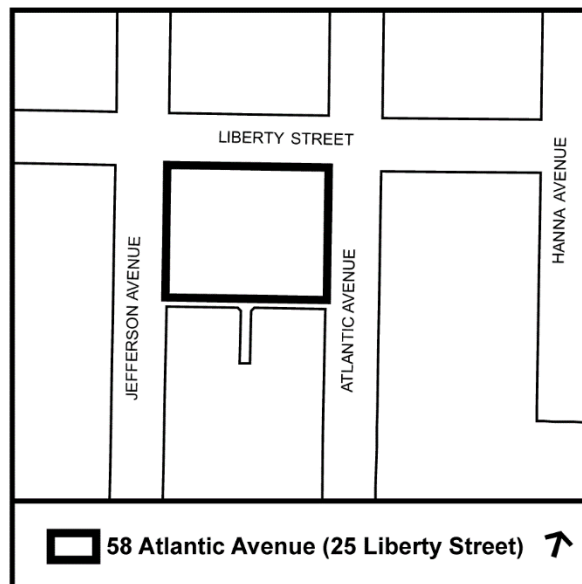
Inclusion on the City of Toronto's Heritage Register – 58 Atlantic Avenue

Date:	January 19, 2016
To:	Toronto Preservation Board Toronto and East York Community Council
From:	Chief Planner & Executive Director, City Planning Division
Wards:	Parkdale-High Park – Ward 14
Reference Number:	P:\2016\Cluster B\PLN\TEYCC\TE16024

SUMMARY

This report recommends that City Council include the property at 58 Atlantic Avenue (which includes entrance addresses on Atlantic Avenue, Liberty Street and Jefferson Avenue) on the City of Toronto's Heritage Register. Located on the southwest corner of Liberty Street, the property at 58 Atlantic Avenue is the subject of a development application for a multi-storey commercial complex that proposes to retain the 3½-storey heritage factory building (1901) with an entrance address at 25 Liberty Street.

The inclusion of the property at 58 Atlantic Avenue on the City's Heritage Register would identify all of the cultural heritage values and attributes of the property and ensure that they are preserved as part of the redevelopment of the site.



RECOMMENDATIONS

The City Planning Division recommends that:

1. City Council include the property at 58 Atlantic Avenue on the City of Toronto's Heritage Register in accordance with the Statement of Significance (Reasons for Inclusion): 58 Atlantic Avenue attached as Attachment No. 3 to the report (January 19, 2016) from the Chief Planner and Executive Director, City Planning Division.

Financial Impact

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

ISSUE BACKGROUND

The property at 58 Atlantic Avenue (including the entrance addresses at 56 Atlantic Avenue, 25-35 Liberty Street and 57-65 Jefferson Avenue) is the subject of an Official Plan Amendment and Zoning Amendment Application:

<http://app.toronto.ca/tmmis/viewAgendaItemHistory.do?item=2016.TE13.33>.

The proposed development for a 12-storey commercial complex would retain the 3½-storey industrial building at the southwest corner of Atlantic Avenue and Liberty Street that is identified for convenience purposes as 25 Liberty Street.

Properties on the Heritage Register will be conserved and maintained in accordance with the Official Plan Heritage Policies and consistent with the Standards and Guidelines for the Conservation of Historic Places in Canada.

Under the Ontario Heritage Act, the owner of a property on the Heritage Register is required to give 60 days' notice of intention to demolish a building or structure.

COMMENTS

A location map (Attachment No. 1) and photographs (Attachment No. 2) are attached. The property at 58 Atlantic Avenue has been evaluated according to Ontario Regulation 9/06, the provincial criteria prescribed for municipal designation under Part IV, Section 29 of the Ontario Heritage Act that the City also applies when considering properties for inclusion on the City of Toronto's Heritage Register. The results of the evaluation are contained in the Research and Evaluation Summary (Attachment No. 4) and inform the Statement of Significance (Reasons for Inclusion) that is attached as Attachment No. 3.

Located on the southwest corner of Atlantic Avenue and Liberty Street, the property at 58 Atlantic Avenue has design, associative and contextual value. The Ontario Wind Engine and Pump Company Building (1901), with the convenience address of 25 Liberty Street, retains its integrity as one of the earliest surviving factory buildings in the former King-Dufferin industrial district where it reflects the historical development of the area as a manufacturing hub at the west end of Toronto. As a well-crafted early 20th century

industrial building designed by G. M. Miller and Company, headed by the notable Toronto architect, George Martel Miller, the Ontario Wind Engine and Pump Company Building displays features of the popular Edwardian Classical style, particularly the corbelled brickwork and the ornate oriel windows. Historically and visually linked to its setting on the southwest corner of Atlantic Avenue and Liberty Street, the Ontario Wind Engine and Pump Company Building (1901) contributes to the character of Liberty Village where it is part of an important surviving collection of former industrial buildings that are included on the City of Toronto's Heritage Register for their cultural heritage value.

The Statement of Significance (Attachment No. 3) for the property at 58 Atlantic Avenue comprises the Reasons for Inclusion and identifies the cultural heritage values and attributes of the property.

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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 Inclusion)
Attachment No. 4 – Research and Evaluation Summary