



STAFF REPORT ACTION REQUIRED

Inclusion on the City of Toronto's Heritage Register – 46 Spadina Avenue

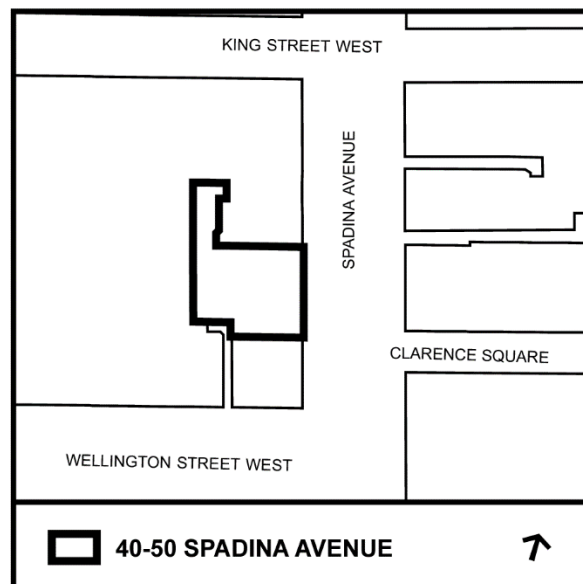
Date:	January 19, 2016
To:	Toronto Preservation Board Toronto and East York Community Council
From:	Chief Planner and Executive Director, City Planning Division
Wards:	Trinity-Spadina - Ward 20
Reference Number:	P:\2016\Cluster B\PLN\TEYCC\TE16019

SUMMARY

This report recommends that City Council include the property at 46 Spadina Avenue (including the entrance addresses at 40, 44 and 50 Spadina Avenue) on the City of Toronto's Heritage Register.

Located on the west side of Spadina Avenue between Wellington Street West and King Street West, the property contains the Systems Building (1907), which is a historic four-storey warehouse that is an important surviving industrial building in the King-Spadina neighbourhood.

There is a pending development application for a residential condominium project on the property at 46 Spadina Avenue, and its inclusion on the City of Toronto's Heritage Register would enable heritage staff to monitor the site and encourage the retention of its heritage values and attributes.



RECOMMENDATIONS

The City Planning Division recommends that:

1. City Council include the property at 46 Spadina Avenue (including the addresses at 40, 44 and 50 Spadina Avenue) on the City of Toronto's Heritage Register in accordance with the Statement of Significance (Reasons for Inclusion): 46 Spadina 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.

DECISION HISTORY

At its meeting of May 17-19, 2005, City Council considered a report recommending the inclusion on the City's Heritage Inventory (now known as the Heritage Register) of 37 properties in the King-Spadina neighbourhood:

<http://www.toronto.ca/legdocs/2005/agendas/council/cc050517/te4rpt/cl013.pdf>

The property at 46 Spadina Avenue was not adopted for inclusion on the Heritage Inventory. This report was prepared prior to the adoption of Ontario Regulation 9/06, the provincial criteria prescribed for municipal designation, which the City now applies when considering properties for inclusion on the Heritage Register.

At its meeting of October 2, 2012, City Council authorized the study of the King-Spadina area as a potential Heritage Conservation District, which includes the property at 46 Spadina Avenue:

<http://app.toronto.ca/tmmis/viewAgendaItemHistory.do?item=2012.TE18.18>

ISSUE BACKGROUND

There is a pending development application for a residential condominium project on Spadina Avenue north of Wellington Street West that will impact the property at 46 Spadina Avenue, which is within the proposed King-Spadina Heritage Conservation District Plan that is currently being undertaken by City Planning.

Properties on the Heritage Register will be conserved and maintained in accordance with 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 46 Spadina 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 west side of Spadina Avenue between Wellington Street West and King Street West, the property at 46 Spadina Avenue has design, associative and contextual value. As a well-crafted industrial building designed in the Edwardian Classical style by the notable Toronto architectural firm of Burke and Horwood, the Systems Building (1907) is historically and visually linked to its setting on Spadina Avenue where it contributes to the historic industrial character of the King-Spadina neighbourhood.

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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 and Executive Director
City Planning Division

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