



STAFF REPORT ACTION REQUIRED

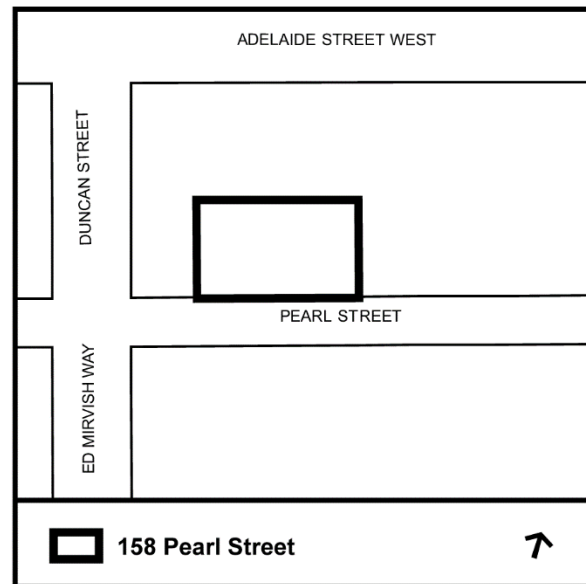
Inclusion on the City of Toronto's Heritage Register - 158 Pearl Street

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| 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\TE16018 |

SUMMARY

This report recommends that City Council include the property at 158 Pearl Street (including the entrance address at 154 Pearl Street) on the City of Toronto's Heritage Register. Located on north side of Pearl Street, east of Duncan Street, the property contains the White Swan Mills Building (1903), which is an important surviving heritage industrial building that contributes to the character of the King-Spadina neighbourhood.

There is a pending development application for the property at 158 Pearl Street, 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 158 Pearl Street on the City of Toronto's Heritage Register in accordance with the Statement of Significance (Reasons for Inclusion): 158 Pearl Street 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

There is a pending development application for the property at 158 Pearl Street, 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 158 Pearl Street 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.

Following research and evaluation according to Regulation 9/06, it has been determined that the property at 158 Pearl Street has design, associative and contextual value. The White Swan Mills Building (1903) is a fine representative example of an industrial building that was designed in the Edwardian Classical style by the architectural partnership of Gregg and Gregg as part of the historical development of the King-Spadina neighbourhood when it became Toronto's new manufacturing centre after the Great Fire of 1904. An addition to the building dating to the early 1980s incorporates remnant walls from the original Upper Canada College that occupied the site in the 19th century.

Contextually, the White Swan Mills Building contributes to the character of the King-Spadina neighbourhood where it is historically and visually linked to its setting as part of an enclave of three adjoining industrial buildings that anchor the northeast corner of Duncan and Pearl streets.

CONTACT

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SIGNATURE

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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