



STAFF REPORT ACTION REQUIRED

Inclusion on the City of Toronto's Heritage Register – 650, 666, 668, 670, 682-688 Queen Street East

Date:	January 28, 2016
To:	Toronto Preservation Board Toronto and East York Community Council
From:	Chief Planner and Executive Director, City Planning Division
Wards:	Toronto Danforth – Ward 30
Reference Number:	P:\2016\Cluster B\PLN\TEYCC\TE16020

SUMMARY

This report recommends that City Council include the properties at 650, 666, 668, 670, 682-688 Queen Street East on the City of Toronto's Heritage Register. The five properties identified in the recommendations for inclusion below have cultural heritage value and support the late 19th and early 20th century commercial character of this section of Queen Street East between Carroll Street and Broadview Avenue. Their inclusion on the City of Toronto's Heritage Register would enable staff to monitor the properties and encourage the retention of their heritage attributes and values.

At its meeting of November 10, 2015, Toronto and East York Community Council requested that the Senior Manager, Heritage Preservation Services report on the results of an evaluation of the cultural heritage value of the properties on the north and south sides of Queen Street East between Davies Avenue/the East Don Roadway and Broadview Avenue and provide recommendation for their inclusion on the City's Heritage Register. This report evaluates the properties on the north side of Queen St. E. Following research and evaluation, staff have determined that the properties at 650, 666, 668, 670, 682-688 Queen Street East meet Ontario



Regulation 9/06, the provincial criteria prescribed for municipal designation under the Ontario Heritage Act that is also used by the City when evaluating properties for inclusion on the Heritage Register.

Following research and evaluation, staff have determined that the properties at 658, 672 and 696 Queen Street East do not meet the criteria of Ontario Regulation 9/06 and are not recommended for inclusion. This evaluation is not determinative for any other purposes and does not preclude the inclusion of these properties in a potential designation of the Queen Street East Heritage Conservation District under Part V of the Ontario Heritage Act.

RECOMMENDATIONS

The City Planning Division recommends that:

1. City Council include the property at 650 Queen Street East on the City of Toronto's Heritage Register in accordance with the Statement of Significance (Reasons for Inclusion): 650 Queen Street East attached as Attachment No. 3A to the report (January 28, 2016) from the Chief Planner and Executive Director, City Planning Division.
2. City Council include the property at 666 Queen Street East on the City of Toronto's Heritage Register in accordance with the Statement of Significance (Reasons for Inclusion): 666 Queen Street East attached as Attachment No. 3B to the report (January 28, 2016) from the Chief Planner and Executive Director, City Planning Division.
3. City Council include the property at 668 Queen Street East on the City of Toronto's Heritage Register in accordance with the Statement of Significance (Reasons for Inclusion): 668 Queen Street East attached as Attachment No. 3C to the report (January 28, 2016) from the Chief Planner and Executive Director, City Planning Division.
4. City Council include the property at 670 Queen Street East on the City of Toronto's Heritage Register in accordance with the Statement of Significance (Reasons for Inclusion): 670 Queen Street East attached as Attachment No. 3D to the report (January 28, 2016) from the Chief Planner and Executive Director, City Planning Division.
5. City Council include the property at 682-688 Queen Street East on the City of Toronto's Heritage Register in accordance with the Statement of Significance (Reasons for Inclusion): 682-688 Queen Street East attached as Attachment No. 3E to the report (January 28, 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

The properties are located within the current Queen Street East Heritage Conservation District Study area. At its meeting of October 2, 2012, City Council adopted the report recommending the area be given prioritization and a study initiated.

<http://app.toronto.ca/tmmis/viewAgendaItemHistory.do?item=2012.PG17.12>

At its meeting of November 10, 2015, the Toronto and East York Community Council (TEYCC) directed the Senior Manager, Heritage Preservation Services to report to the February 23, 2016 meeting of Toronto and East York Community Council on the results of an evaluation of the cultural heritage value of the properties adjacent to the Riverside Square development, including 635, 639, 641, 643, 650, 651, 653, 655, 658, 666, 668, 670, 672, 682-688, 685 and 696 Queen Street East and any recommendations as supported by this evaluation for the inclusion of these properties on the City's Heritage Register.

<http://app.toronto.ca/tmmis/viewPublishedReport.do?function=getDecisionDocumentReport&meetingId=9771>

See Decision 12.7, Decision Advice and Other Information, Item 3

Reports with recommendations regarding the properties on the south side of Queen Street East at 635, 639, 641, 643, 651, 653, 655 and 685 Queen St. E. have been adopted by the Toronto Preservation Board at their meeting of January 21, 2016.

<http://app.toronto.ca/tmmis/viewAgendaItemHistory.do?item=2016.PB11.2>

<http://app.toronto.ca/tmmis/viewAgendaItemHistory.do?item=2016.PB11.4>

<http://app.toronto.ca/tmmis/viewAgendaItemHistory.do?item=2016.PB11.6>

ISSUE BACKGROUND

The properties at 650, 666, 668, 670, 682-688 Queen Street East contain mixed-use commercial and residential buildings of two-three stories built between 1885 and 1950. The properties are located within the current Queen Street East Heritage Conservation District Study area.

Inclusion on the register will help to ensure that the cultural heritage value and heritage attributes of the properties are identified and protected and considered for any impact by future development.

COMMENTS

Location map (Attachment No. 1) and photographs (Attachment No. 2A-E) are attached. Staff have completed the attached Historical Background and Development of Queen Street East (Riverdale) (Attachment No. 4).

The Reasons for Inclusion are found in Attachments No. 3A-E. The properties at 650, 666, 668, 670, 682-688 are worthy of inclusion on the City of Toronto's Heritage Register for their cultural heritage value, and meet the criteria for municipal designation prescribed by the Province of Ontario, Ontario Regulation 9/06. The properties at 650, 666, 668, 670, 682-688 Queen Street East have design, associative and contextual value as important mixed-use commercial and residential buildings with period detailing of the late 19th – mid-20th century that are historically associated with the development of Don Mount/Riverdale village and maintain the heritage character and scale of the neighbourhood.

CONTACT

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SIGNATURE

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ATTACHMENTS

Attachment No. 1 – Location Map
Attachment No. 2A – Location Map, Photographs and Background, 650 Queen St. E.
Attachment No. 2B – Location Map and Photographs, 658 Queen St. E.
Attachment No. 2C – Location Map, Photographs and Background, 666 Queen St. E.
Attachment No. 2D – Location Map, Photographs and Background, 668-670 Queen St. E.
Attachment No. 2E – Location Map and Photographs, 672 Queen St. E.
Attachment No. 2F – Location Map, Photographs and Background, 682-688 Queen St. E.
Attachment No. 2G – Location Map and Photographs, 696 Queen St. E.
Attachment No. 3A– Statement of Significance (Reasons for Inclusion) 650 Queen St. E.
Attachment No. 3B– Statement of Significance (Reasons for Inclusion) 666 Queen St. E.
Attachment No. 3C– Statement of Significance (Reasons for Inclusion) 668, 670 Queen St. E.
Attachment No. 3D– Statement of Significance (Reasons for Inclusion) 682-8 Queen St. E.
Attachment No. 4 – Historical Development of Queen Street East (Riverdale)