

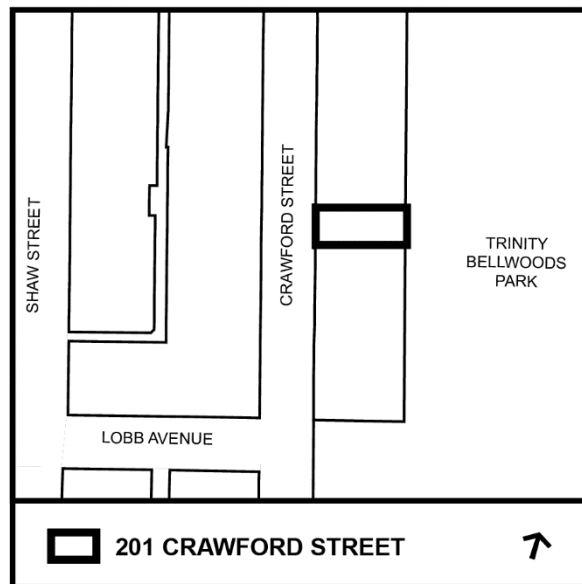
**Intention to Designate under Part IV, Section 29 of the Ontario Heritage Act and Authority to Enter into a Heritage Easement Agreement – 201 Crawford Street**

<b>Date:</b>	February 29, 2016
<b>To:</b>	Toronto Preservation Board Toronto and East York Community Council
<b>From:</b>	Chief Planner & Executive Director, City Planning Division
<b>Wards:</b>	Trinity-Spadina – Ward 19
<b>Reference Number:</b>	P:\2016\Cluster B\PLN\TEYCC\TE16039

**SUMMARY**

This report recommends that City Council state its intention to designate the property at 201 Crawford Street under Part IV, Section 29 of the Ontario Heritage Act and grant authority to enter into a Heritage Easement Agreement. Located on the east side of Crawford Street adjoining Trinity-Bellwoods Park, the site contains a house form building known historically as the John Harkins House (1907) that is included on the City of Toronto’s Heritage Register.

Toronto Community Housing, the City of Toronto’s social housing provider, is selling the property at 201 Crawford Street. According to the heritage policies in the City of Toronto’s Official Plan, when a City-owned heritage property is sold, leased or transferred to another owner, it will be designated under Part IV of the Ontario Heritage Act and a Heritage Easement Agreement secured.



## **RECOMMENDATIONS**

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### **The City Planning Division recommends that:**

1. City Council state its intention to designate the property at 201 Crawford Street under Part IV, Section 29 of the Ontario Heritage Act, in accordance with the Statement of Significance: 201 Crawford Street (Reasons for Designation) attached as Attachment No. 3 to the report (February 29, 2016) from the Chief Planner and Executive Director, City Planning Division.
2. 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.
3. 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.
4. 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.
5. City Council authorize the entering into of a heritage easement agreement under Section 37 of the Ontario Heritage Act with the owner of 201 Crawford Street in a form and content satisfactory to the Chief Planner and Executive Director, City Planning and the City Solicitor.
6. City Council authorize the City Solicitor to introduce the necessary bill in Council authorizing the entering into of the Heritage Easement Agreement for the property at 201 Crawford Street.

### **Financial Impact**

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

### **DECISION HISTORY**

City Council listed the property at 201 Crawford Street on the City of Toronto Inventory of Heritage properties (now known as the Heritage Register) in 1976.

At its meeting of March 5, 2012, City Council adopted EX17.1: “Securing Funding to Repair Toronto Community Housing’s Multi-Residential Portfolio: Sale of Toronto Community Housing’s Stand-Alone Units”

<http://app.toronto.ca/tmmis/viewAgendaItemHistory.do?item=2012.EX17.1>).

City Council adopted the recommendations in the report, including Recommendation 6, “That City Council require that as a condition of the agreement of purchase and sale for the property at 201 Crawford Street (Ward 19) and for the properties designated under Part V of the Ontario Heritage Act (OHA), the Purchasers shall be required to enter into Heritage Easement agreements with the City under Section 37 of the OHA to the satisfaction of the Manager, Heritage Preservation Services.”

## **ISSUE BACKGROUND**

Toronto Community Housing is selling the property at 201 Crawford Street. According to the heritage policies in the City of Toronto’s Official Plan, “when a City-owned property on the Heritage Register is sold, leased or transferred to another owner, it will be designated under Part IV of the Ontario Heritage Act. A Heritage Easement Agreement will be secured and public access maintained to its heritage attributes, where feasible.”

## **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 201 Crawford 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. Located on the east side of Crawford Street, south of Dundas Street West and adjoining Trinity-Bellwoods Park, the John Harkins House (1907) has design, associative and contextual values. Designed by architect R. J. Edwards for John Harkins (1863-1944), a business manager with the “Mail and Empire” newspaper (a forerunner to today’s “Globe and Mail”), the house form building is a well-crafted example of Period Revival styling that contributes to the character and setting of the Trinity-Bellwoods neighbourhood.

The Statement of Significance (Attachment No. 3) for the property at 201 Crawford 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 property owners and the Ontario Heritage Trust according to the provisions of the Ontario Heritage Act.

## **CONTACT**

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## **SIGNATURE**

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Jennifer Keesmaat, MES, MCIP, RPP  
Chief Planner & Executive Director  
City Planning Division

## **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