



## STAFF REPORT ACTION REQUIRED

### Inclusion on the City of Toronto's Heritage Register – 212 Dundas Street East

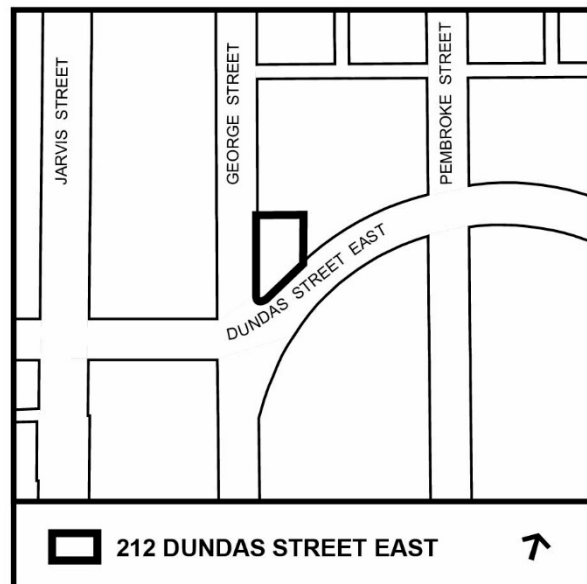
<b>Date:</b>	May 11, 2016
<b>To:</b>	Toronto Preservation Board Toronto and East York Community Council
<b>From:</b>	Chief Planner and Executive Director, City Planning Division
<b>Wards:</b>	Toronto Centre-Rosedale – Ward 27
<b>Reference Number:</b>	P:\2016\Cluster B\PLN\TEYCC\TE16069

#### SUMMARY

This report recommends that City Council include the property at 212 Dundas Street East on the City of Toronto's Heritage Register. Located on the northeast corner of Dundas and George streets, the property currently contains Filmores Hotel and is included within the boundaries of the Garden District Heritage Conservation District (HCD) Study Area.

The site contains the early 20<sup>th</sup> century hotel that originated as a small walk-up apartment building, as well as the surviving portions of a late 19<sup>th</sup> century house form building. The property is historically, visually and physically linked to its surroundings on Dundas Street East revealing another part of the development and evolution in the late 19<sup>th</sup> century and early 20<sup>th</sup> centuries of the neighbourhood now known as the Garden District.

The inclusion of the property at 212 Dundas Street East on the City's Heritage Register would identify all of the cultural heritage values and attributes of the property.



## **RECOMMENDATIONS**

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

1. City Council include the property at 212 Dundas Street East on the City of Toronto's Heritage Register in accordance with the Statement of Significance (Reasons for Inclusion): 212 Dundas Street East attached as Attachment No. 3 to the report (May 11, 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 October 2, 2012, Council authorized the Garden District Heritage Conservation District (HCD) Study. The property at 212 Dundas Street East is included within the study area boundaries.

<http://www.toronto.ca/legdocs/mmis/2012/te/bgrd/backgroundfile-49461.pdf>.

### **ISSUE BACKGROUND**

The property at 212 Dundas Street East is identified for its contribution to the District's significance under the Garden District HCD Study. As a result of stakeholder consultation for that Study, HPS staff identified an opportunity for further evaluation to provide a greater understanding of the property's cultural heritage value and heritage attributes.

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 212 Dundas Street East 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.

The property at 212 Dundas Street East has design, associative and contextual value. Designed by Toronto architects Symons and Rae, the building was completed in 1913 as a small-scale apartment house and afterward operated as the Wilton Court Private Hotel.

Inclusion on City of Toronto's Heritage Register – 212 Dundas Street East

The building is valued as an early 20<sup>th</sup> century commercial building with Edwardian Classical styling that was designed to address the curve on Dundas Street East (originally Wilton Crescent) between George and Sherbourne streets. Incorporating portions of the Henry Tasker House (1873-74) at the rear (north), the complex contributes to the character of the Garden District, which originated as a high-end residential enclave adjoining Allan Gardens.

The Statement of Significance (Attachment No. 3) for the property at 212 Dundas Street East comprises the Reasons for Inclusion and identifies the cultural heritage values and attributes of the property.

## **CONTACT**

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## **SIGNATURE**

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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