

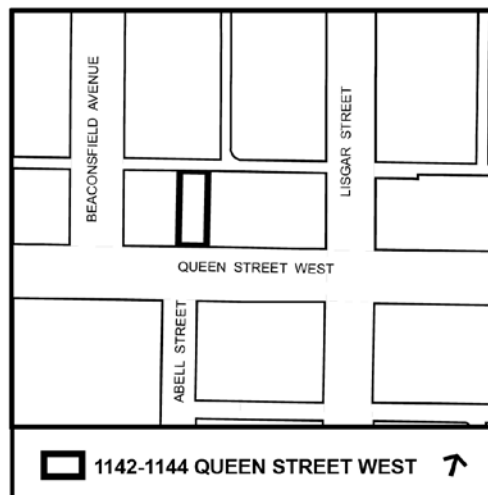
Intention to Designate under Part IV, Section 29 of the Ontario Heritage Act – 1142 and 1144 Queen Street West

Date:	April 7, 2016
To:	Toronto Preservation Board Toronto and East York Community Council
From:	Chief Planner and Executive Director, City Planning Division
Wards:	Davenport – Ward 18
Reference Number:	P:\2016\Cluster B\PLN\TEYCC\TE16051

SUMMARY

This report recommends that City Council state its intention to designate the properties at 1142 and 1144 Queen Street West, under Part IV, Section 29 of the Ontario Heritage Act for their cultural heritage value and include the properties on the City of Toronto's Heritage Register. The properties, containing two-and-a-half storey buildings with commercial space at grade and residential units above, were constructed in 1881 and are located between Beaconsfield Avenue and Lisgar Street on the north side of Queen Street.

Following research and evaluation, staff have determined that the properties at 1142 and 1144 Queen Street West meet Ontario Regulation 9/06, the provincial criteria prescribed for municipal designation under the Ontario Heritage Act. The designations will ensure that all of the cultural heritage values and attributes of the properties are identified and will inform any future development application.



RECOMMENDATIONS

The City Planning Division recommends that:

1. City Council include the property at 1142 Queen Street West on the City of Toronto's Heritage Register.
2. City Council include the property at 1144 Queen Street West on the City of Toronto's Heritage Register.
3. City Council state its intention to designate the property at 1142 Queen Street West under Part IV, Section 29 of the Ontario Heritage Act in accordance with the Statement of Significance: 1142 Queen Street West (Reasons for Designation) attached as Attachment No. 3 to the report (April 7, 2016) from the Chief Planner and Executive Director, City Planning Division.
4. City Council state its intention to designate the property at 1144 Queen Street West under Part IV, Section 29 of the Ontario Heritage Act in accordance with the Statement of Significance: 1144 Queen Street West (Reasons for Designation) attached as Attachment No. 4 to the report (April 7, 2016) from the Chief Planner and Executive Director, City Planning Division.
5. If there are no objections to the designations in accordance with the Ontario Heritage Act, City Council authorize the City Solicitor to introduce the bills in Council designating the properties under Part IV, Section 29 of the Ontario Heritage Act.
6. If there are objections in accordance with the Ontario Heritage Act, City Council direct the City Clerk to refer the designations to the Conservation Review Board.
7. If the designations are 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 designations of the properties.

Financial Impact

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

DECISION HISTORY

The properties are located within the nominated boundary for the West Queen West Heritage Conservation District Study area, which was prioritized by Toronto City Council on March 31, 2015.

<http://app.toronto.ca/tmmis/viewAgendaItemHistory.do?item=2015.PG2.8>

ISSUE BACKGROUND

The properties at 1142 and 1144 Queen Street West contain two, two-and-a-half storey, brick-clad, commercial and residential buildings. Built in 1881 as part of a development of six properties at the north-east corner of Queen Street West and Beaconsfield Avenue, these properties were matched by an additional six properties on the north-west corner of Queen Street West and Beaconsfield Avenue.

Designation under Part IV of the Ontario Heritage Act, Section 29 and inclusion on the Heritage Register will help to ensure that the cultural heritage value and heritage attributes of the two properties are identified and conserved.

COMMENTS

A location map (Attachment No. 1) and photographs (Attachment No. 2) are attached.

Staff have completed the attached Research and Evaluation Summary (Attachment No. 5) for the properties at 1142 and 1144 Queen Street West and determined that the properties meet Ontario Regulation 9/06, the criteria prescribed for municipal designation under Part IV, Section 29 of the Ontario Heritage Act under all three categories of design, associative and contextual values.

Located on the north side of Queen Street West between Beaconsfield Avenue and Lisgar Street, the two buildings at 1142 and 1144 Queen Street West are representative examples of late Victorian-style, commercial buildings that are valued for their historical association with the particular mid-late nineteenth century development of this portion Queen Street West. The two buildings support the historic character of the West Queen West neighbourhood. Contextually, the mansard-roofed, two-and-a-half storey, brick-clad buildings contribute to the consistency of the late Victorian built-form, which defines the character of this portion of the north side of Queen Street West from Lisgar Street to Northcote Avenue and the adjacent residential street of Beaconsfield Avenue.

The Statements of Significance found in Attachment No. 3 for the property at 1142 Queen Street West and Attachment No. 4 for the property at 1144 Queen Street West comprise the Reasons for Designation, which are the Public Notices 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 Ontario Heritage Trust according to the provisions of the Ontario Heritage Act.

CONTACT

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SIGNATURE

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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 Designation) 1142 Queen Street West
Attachment No. 4 – Statement of Significance (Reasons for Designation) 1144 Queen Street West
Attachment No. 5 – Heritage Property Research and Evaluation Report