

**Inclusion on the City of Toronto's Heritage Register –
29 and 33 Sussex Avenue**

Date:	September 14, 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\TE16109

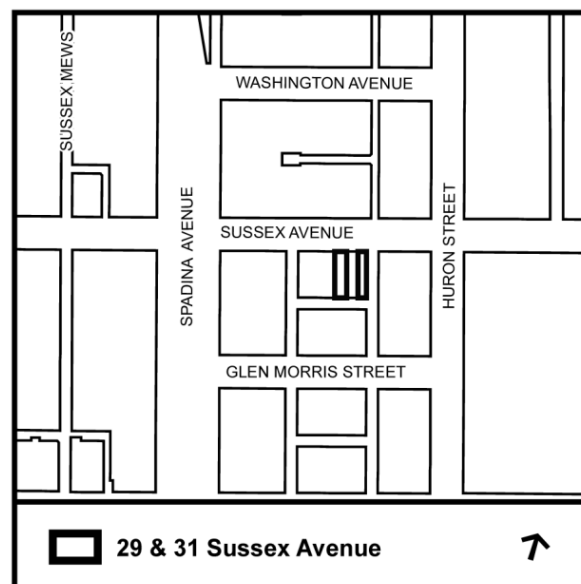
SUMMARY

This report recommends that City Council include the properties at 29 and 33 Sussex Avenue on the City of Toronto's Heritage Register.

Located on the south side of Sussex Avenue between Huron Street and Spadina Avenue, in the Huron-Sussex neighbourhood, these two companion properties are part of a trio of originally identical Second Empire style house-form buildings constructed in 1879. The adjacent property at 31 Sussex Avenue was recently restored by the University of Toronto.

Following research and evaluation, it has been determined that the properties at 29 and 33 Sussex Avenue meet Ontario Regulation 9/06, the criteria prescribed for municipal designation under Part IV, Section 29 of the Ontario Heritage Act, which the City of Toronto also uses when assessing properties for inclusion on the Heritage Register.

The inclusion of the properties at 29 and 33 Sussex Avenue on the City's Heritage Register would identify all of the cultural heritage values and attributes of the properties and ensure they are conserved.



RECOMMENDATIONS

The City Planning Division recommends that:

1. City Council include the property at 29 Sussex Avenue on the City of Toronto's Heritage Register in accordance with the Statement of Significance (Reasons for Inclusion): 29 Sussex Avenue attached as Attachment No. 3 to the report (September 14, 2016) from the Chief Planner and Executive Director, City Planning Division.
2. City Council include the property at 33 Sussex Avenue on the City of Toronto's Heritage Register in accordance with the Statement of Significance (Reasons for Inclusion): 33 Sussex Avenue attached as Attachment No. 4 to the report (September 14, 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 February 25, 2014, the Toronto and East York Community Council directed the Manager, Heritage Preservation Services, to assess the heritage value of 29 Sussex Avenue and report to the Toronto and East York Community Council regarding the appropriateness of Heritage Designation.

<http://app.toronto.ca/tmmis/viewAgendaItemHistory.do?item=2014.TE30.94>

ISSUE BACKGROUND

In 1879 three identical house-form buildings were constructed at 29, 31 and 33 Sussex Avenue. Following the death in 2013 of M. L. Knight, the long-time owner of 29 Sussex Avenue, the local community, represented by the Huron-Sussex Residents Organization, has expressed concern about the future of 29 Sussex Avenue. As 31 Sussex Avenue is already on the City of Toronto's Heritage Register, and to complete the heritage evaluation of the original trio of houses, 33 Sussex Avenue has been included in the process.

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. Staff have completed the attached Heritage Property Research and Evaluation Summary (Attachment No. 5)

Staff have determined that the two properties at 29 Sussex Avenue and 33 Sussex Avenue are worthy of inclusion on the City of Toronto Heritage Register for their cultural heritage value and meet the criteria for municipal designation, which the City of Toronto also uses when assessing properties for inclusion on the Heritage Register, prescribed by the Province of Ontario, Ontario Regulation 9/06 under the three categories of design, associative and contextual values.

Completed in 1879 as part of a trio of identical houses (including 31 Sussex Avenue which is included on the Heritage Register) 29 and 33 Sussex Avenue are valued for their distinctive Second Empire style design which featured a tower on each property. As the earliest surviving houses built on Sussex Avenue, the properties are valued for their association with the history and development of the neighbourhood which includes the University of Toronto. Contextually they maintain the late 19th century form and scale of the residential architecture of the Huron-Sussex neighbourhood while contributing to its variety as a distinctive Second Empire style trio.

The Statement of Significance (Attachment No. 3) for the property at 29 Sussex Avenue and the Statement of Significance (Attachment No. 4) for the property at 33 Sussex Avenue comprise the Reasons for Inclusion and identify the cultural heritage values and attributes of these two properties.

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SIGNATURE

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ATTACHMENTS

Attachment No. 1 – Location Map
Attachment No. 2 – Photographs
Attachment No. 3 – Statement of Significance (Reasons for Inclusion) 29 Sussex Avenue
Attachment No. 4 – Statement of Significance (Reasons for Inclusion) 33 Sussex Avenue
Attachment No. 5 – Research and Evaluation Summary

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