

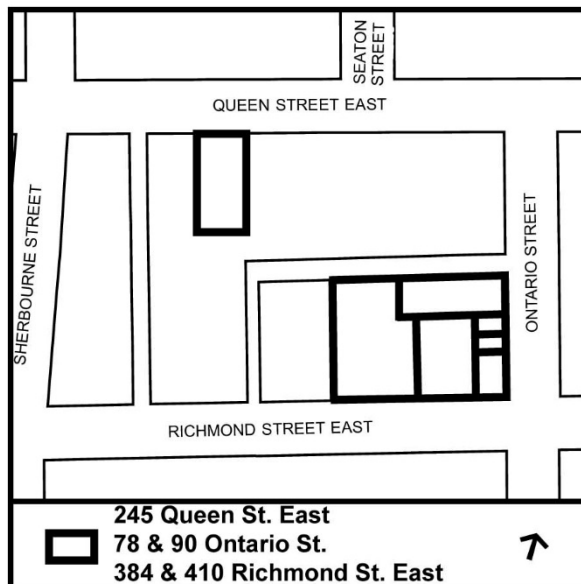
Intention to Designate under Part IV, Section 29 of the Ontario Heritage Act –78 and 90 Ontario Street, 245 Queen Street East and 384 and 410 Richmond Street East Properties

Date:	September 16, 2016
To:	Toronto Preservation Board Toronto and East York Community Council
From:	Chief Planner & Executive Director, City Planning Division
Wards:	Toronto Centre-Rosedale – Ward 28
Reference Number:	P:\2016\Cluster B\PLN\TEYCC\TE16108

SUMMARY

This report recommends that City Council state its intention to designate under Part IV, Section 29 of the Ontario Heritage Act the properties with the confirmed municipal addresses of 78 Ontario Street (Hamilton Brewing Association Building), 90 Ontario Street (Newell Building), 410 Richmond Street East (Newell Building Annex), 384 Richmond Street East (Dominion Envelope Company Building), and 245 Queen Street East (S. Price and Sons Dairy Building).

The properties in the city block bounded by Queen Street East, Ontario Street, Richmond Street East and McFarrens Lane (east of Sherbourne Street) contain an important collection of industrial buildings that individually retain their integrity and contribute collectively to the historical character of the neighbourhood southeast of Queen and Sherbourne streets, particularly the section along Richmond Street East as it was transformed into an industrial district in the early 20th century.



Staff has completed its examination of all of the properties within the block and, following research and evaluation, determined that those listed in Recommendations Nos. 1-6 below meet Ontario Regulation 9/06, the provincial criteria prescribed for municipal designation under Part IV, Section 29 of the Ontario Heritage Act.

RECOMMENDATIONS

The City Planning Division recommends that:

1. City Council include the properties with the confirmed municipal addresses of 78 and 90 Ontario Street, 384 and 410 Richmond Street East, and 245 Queen Street East on the City of Toronto's Heritage Register.
2. City Council state its intention to designate the property at 90 Ontario Street under Part IV, Section 29 of the Ontario Heritage Act, in accordance with the Statement of Significance: 90 Ontario Street (Reasons for Designation) attached as Attachment 3 to the report (September 16, 2016) from the Chief Planner and Executive Director, City Planning Division.
3. City Council state its intention to designate the property at 384 Richmond Street East under Part IV, Section 29 of the Ontario Heritage Act, in accordance with the Statement of Significance: 410 Richmond Street East (Reasons for Designation) attached as Attachment 4 to the report (September 16, 2016) from the Chief Planner and Executive Director, City Planning Division.
4. City Council state its intention to designate the property at 410 Richmond Street East under Part IV, Section 29 of the Ontario Heritage Act, in accordance with the Statement of Significance: 384 Richmond Street East (Reasons for Designation) attached as Attachment 5 to the report (September 16, 2016) from the Chief Planner and Executive Director, City Planning Division.
5. City Council state its intention to designate the property at 78 Ontario Street (including the convenience address at 82 Ontario Street) under Part IV, Section 29 of the Ontario Heritage Act, in accordance with the Statement of Significance: 78 Ontario Street (Reasons for Designation) attached as Attachment 6 to the report (September 16, 2016) from the Chief Planner and Executive Director, City Planning Division.
6. City Council state its intention to designate the property at 245 Queen Street East (including the convenience address at 251 Queen Street East) under Part IV, Section 29 of the Ontario Heritage Act, in accordance with the Statement of Significance: 245 Queen Street East (Reasons for Designation) attached as Attachment 7 to the report (September 16, 2016) from the Chief Planner and Executive Director, City Planning Division.

7. If there are no objections to the designations in accordance with the Ontario Heritage Act, City Council authorize the City Solicitor to introduce the bill in Council designating the properties under Part IV, Section 29 of the Ontario Heritage Act.
8. 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.
9. 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.

ISSUE BACKGROUND

The block is the subject of a development application known as the "Honda Lands" for the former car dealership site. The development proposes to construct new buildings while retaining in whole or in part some of the existing early 20th century structures.

Within the block, the Christina Lauder Buildings at 263-265 Queen Street East were designated under Part IV, Section 29 of the Ontario Heritage Act in 2015. Staff has now completed its examination of all of the properties within the block and determined that those named in Recommendations Nos. 1-6 merit inclusion on the City's Heritage Register and designation under Part IV, Section 29 of the Ontario Heritage Act.

Properties on the Heritage Register will be conserved and maintained in accordance with Official Plan Heritage Policies.

COMMENTS

A location map and photographs are attached (Attachments Nos. 1 and 2).

Staff have completed the attached Heritage Property Research and Evaluation Reports (Attachments Nos. 8-10) for the properties identified in the recommendations above and determined that they meet Ontario Regulation 9/06, the provincial criteria prescribed for municipal designation under Part IV, Section 29 of the Ontario Heritage Act.

The group of properties adjoining the northwest corner of Ontario and Richmond streets comprise the Hamilton Brewing Association Building at 78 Ontario Street, the Newell Building at 90 Ontario Street, the Newell Building Annex at 410 Richmond Street East, and the Dominion Envelope Company Building (1925, with later additions) at 384 Richmond Street East. Within this group, the buildings at 90 Ontario Street and 384 and 410 Richmond Street East were developed as part of the same industrial complex and adjoin the Hamilton Brewing Association Building that anchors the northwest corner of Ontario and Richmond streets.

The neighbouring S. Price and Sons Dairy Building at 245 Queen Street was originally part of a larger complex that extended from Queen Street East to Richmond Street, with the dairy building placed on the north end of the site to access the commercial traffic on Queen.

All of the buildings retain their integrity and have cultural heritage value for their designs, historical associations and contextual contribution in defining and supporting the character of the neighbourhood southeast of Queen and Sherbourne streets as it evolved in the early 20th century into a manufacturing district where the buildings are historically, visually and physically linked to their surrounding and remain key components of the industrial enclave along Richmond Street East, west of Ontario Street.

The Statements of Significance for the properties at 78 and 90 Ontario Street, 384 and 410 Richmond Street, and 245 Queen Street East (Attachment Nos. 3-7) 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 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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ATTACHMENTS

- Attachment No. 1 - Location Map
- Attachment No. 2 - Photographs
- Attachment No. 3 - Statement of Significance (Reasons for Designation), 90 Ontario Street
- Attachment No. 4 - Statement of Significance (Reasons for Designation), 410 Richmond Street East
- Attachment No. 5 - Statement of Significance (Reasons for Designation), 384 Richmond Street East
- Attachment No. 6 – Heritage Property Research and Evaluation Report, 78 Ontario Street

- Attachment No. 7 - Heritage Property Research and Evaluation Report, 245 Queen Street East
- Attachment No. 8 - Heritage Property Research and Evaluation Report, 90 Ontario Street and 384 and 410 Richmond Street East
- Attachment No. 9 - Heritage Property Research and Evaluation Report, 78 Ontario Street
- Attachment No. 10 - Heritage Property Research and Evaluation Report, 245 Queen Street East