



Decision Letter

Toronto Preservation Board

PB20.9	ACTION	Amended		Ward:14
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Intention to Designate under Part IV, Section 29 of the Ontario Heritage Act - 421 Roncesvalles Avenue

Board Recommendations

The Toronto Preservation Board recommends to the Toronto and East York Community Council that:

1. City Council include the property at 421 Roncesvalles Avenue (including the address at 61 Howard Park Avenue) on the City of Toronto's Heritage Register.
2. City Council state its intention to designate the property at 421 Roncesvalles Avenue (including the address at 61 Howard Park Avenue) under Part IV, Section 29 of the Ontario Heritage Act, in accordance with the Statement of Significance: 421 Roncesvalles Avenue (Reasons for Designation) attached as Attachment No. 3 to the report (January 20, 2017) from the Chief Planner and Executive Director, City Planning Division.
3. If there are no objections to the designation in accordance with the Ontario Heritage Act, City Council authorize the City Solicitor to introduce the necessary bill in Council.
4. If there are objections in accordance with the Ontario Heritage Act, City Council direct the City Clerk to refer the designation to the Conservation Review Board.
5. 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.

Decision Advice and Other Information

The Toronto Preservation Board directed that the report (January 20, 2017) from the Chief Planner and Executive Director, City Planning Division, respecting Intention to Designate under Part IV, Section 29 of the Ontario Heritage Act - 421 Roncesvalles Avenue, be forwarded to City Council for its meeting on January 31, 2017, to be considered.

Origin

(January 20, 2017) Report from the Chief Planner and Executive Director, City Planning Division

Summary

This report recommends that City Council include the property at 421 Roncesvalles Avenue (including the address at 61 Howard Park Avenue) on the City of Toronto's Heritage Register, and state its intention to designate it under Part IV, Section 29 of the Ontario Heritage Act.

The subject property is located on the southeast corner of Roncesvalles Avenue and Howard Park Avenue and contains a two-storey building that was constructed in 1914 as a Dominion Bank branch.

Following research and evaluation, it has been determined that the property at 421 Roncesvalles Avenue meets Ontario Regulation 9/06, the criteria prescribed for municipal designation under Part IV, Section 29 of the Ontario Heritage Act for its design, associative and contextual value.

Properties on the Heritage Register will be conserved and maintained in accordance with Official Plan Heritage Policies. Designation enables City Council to review alterations to the site, enforce heritage property standards and maintenance, and refuse demolition.

On October 21, 2016, the owners of the property applied for a demolition permit which is currently under review. Building permit applications for construction or demolition are reviewed for compliance against the Building Code Act, 1992, the Ontario Building Code (the "OBC"), and all applicable law, as that term is defined in the OBC.

Under the Ontario Heritage Act, initiating a designation is one way of protecting a threatened heritage property to allow more time for considering alternatives.

Background Information

(January 20, 2017) Report and Attachments 1-4 from the Chief Planner and Executive Director, City Planning Division - Intention to Designate under Part IV, Section 29 of the Ontario Heritage Act - 421 Roncesvalles Avenue

(<http://www.toronto.ca/legdocs/mmis/2017/pb/bgrd/backgroundfile-100515.pdf>)

(January 12, 2017) Report from the Chief Planner and Executive Director, City Planning Division - Intention to Designate under Part IV, Section 29 of the Ontario Heritage Act - 421 Roncesvalles Avenue - Notice of Pending Report

(<http://www.toronto.ca/legdocs/mmis/2017/pb/bgrd/backgroundfile-99877.pdf>)

Communications

(January 25, 2017) Letter from Silvano Tardella, President, Propeller Developments (PB.Supp.PB20.9.1)

(<http://www.toronto.ca/legdocs/mmis/2017/pb/comm/communicationfile-67298.pdf>)

Speakers

Jack Gibney, Sunnyside Historical Society