

City Council

Notice of Motion

MM28.22	ACTION			Ward:20
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15 Glen Morris Street - Intention to Designate under Part IV, Section 29 of the Ontario Heritage Act - by Councillor Joe Cressy, seconded by Councillor Kristyn Wong-Tam

** Notice of this Motion has been given.*

** This Motion is subject to referral to the Toronto and East York Community Council. A two-thirds vote is required to waive referral.*

The Toronto Preservation Board has submitted a transmittal on this Item (MM28.22a)

Recommendations

Councillor Joe Cressy, seconded by Councillor Kristyn Wong-Tam, recommends that:

1. City Council adopt the following recommendations contained in the report (April 11, 2017) from the Chief Planner and Executive Director, City Planning Division:

1. City Council include the property at 15 Glen Morris Street on the City of Toronto's Heritage Register.
2. City Council state its intention to designate the property at 15 Glen Morris Street under Part IV, Section 29 of the Ontario Heritage Act, in accordance with the Statement of Significance: 15 Glen Morris Street (Reasons for Designation) attached as Attachment 3 to the report (April 11, 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 proposed amendment 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 to amend the designating by-law.

Summary

The Toronto Preservation Board considered the report (April 11, 2017) from the Chief Planner

and Executive Director, City Planning, recommending that Toronto City Council state its intention to designate 15 Glen Morris Street under Part VI, Section 29 of the Ontario Heritage Act at its meeting on April 20, 2017.

On January 26, 2017, Toronto Building issued a Stop Work Order due to work being done on the property without a building permit. This followed the removal of the porch columns and the bargeboard in the gable dormer. Nine days prior to the structural elements and features being removed, Toronto and East York Community Council requested staff to determine if the property merited inclusion on the City's Heritage Register, given its age and history and the concern that the local community expressed about its state of repair.

Following research and evaluation, it has been determined that the property at 15 Glen Morris Street 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.

The property located on the south side of Glen Morris Street, between Spadina Avenue and Huron Street, contains a one-and-half storey, classic, 19th-century Ontario house, completed in 1878 and known as the Samuel Bennett house.

As the first house to be completed on Glen Morris Street, the property has value as it is associated with the mid-19th century development of the Baldwin family estate and Spadina Avenue, as well as the late 19th century historic origins of the Huron-Sussex neighbourhood which now forms part of the north-west campus of the University of Toronto.

Situated on the south side of Glen Morris Street, flanked by 21st century University of Toronto buildings, the Samuel Bennett house maintains the original late 19th-century scale and character of the neighbourhood still evident in the houses on the north side of Glen Morris Street and the adjacent Huron Street and Spadina Avenue. The distinctive house form, which contrasts to those later houses on the north side of the street, is indicative of the earliest historic origins of the street.

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 (City Council)

Member Motion MM28.22

(April 11, 2017) Report from the Chief Planner and Executive Director, City Planning on Intention to Designate under Part IV, Section 29 of the Ontario Heritage Act - 15 Glen Morris Street

(<http://www.toronto.ca/legdocs/mmis/2017/mm/bgrd/backgroundfile-103143.pdf>)

(April 20, 2017) Transmittal from the Toronto Preservation Board (MM28.22a)

(<http://www.toronto.ca/legdocs/mmis/2017/mm/bgrd/backgroundfile-103133.pdf>)