



REPORT FOR ACTION

Inclusion on the City of Toronto's Heritage Register – Midtown in Focus – Phase 1: Main Street Properties

Date: August 10, 2017

To: Toronto Preservation Board
Planning and Growth Management Committee

From: Chief Planner and Executive Director, City Planning Division

Wards: Ward 16 - Eglinton-Lawrence; Ward 22 - St. Paul's; Ward 25 - Don Valley West; Ward 26 - Don Valley West

SUMMARY

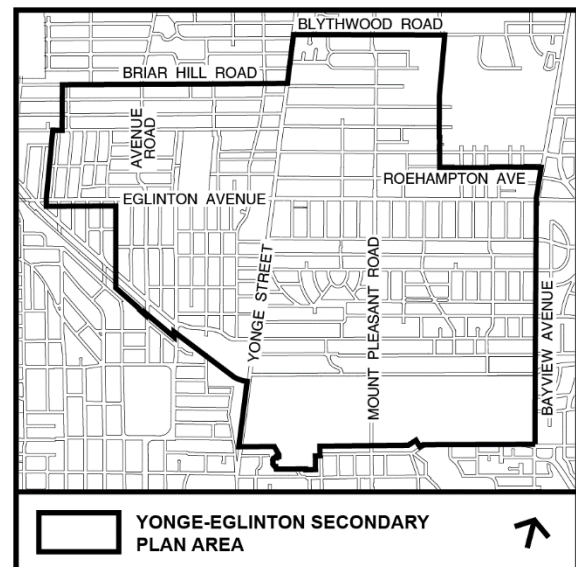
This report recommends that City Council include 258 properties identified in Recommendations 1-7 of this report on the City of Toronto's Heritage Register. The properties are located in the Midtown in Focus planning study area adjoining the Yonge-Eglinton intersection, and comprise commercial "Main Street" properties located on both sides of Bayview Avenue, Eglinton Avenue East and West, Mount Pleasant Road and Yonge Street.

This report represents Phase 1 of a project to "batch list" all of the properties in the study area that have been identified for inclusion on the City's Heritage Register.

All of the properties meet Ontario Regulation 9/06, the provincial criteria prescribed for municipal designation, which the City also applies when assessing properties for its Heritage Register.

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

City staff will bring forward future listing and designation reports in Q4 2017 for the additional properties identified as having potential heritage value in the Midtown in Focus study area.



RECOMMENDATIONS

The Chief Planner and Executive Director, City Planning recommends that:

1. City Council include the following 31 properties on the east side of Bayview Avenue on the City of Toronto's Heritage Register:

1487-1489 Bayview Avenue
1493-1497 Bayview Avenue
1515 Bayview Avenue
1519A-1519 Bayview Avenue
1531 Bayview Avenue
1535 Bayview Avenue
1575 Bayview Avenue
1577 Bayview Avenue
1581 Bayview Avenue
1593-1595 Bayview Avenue
1609 Bayview Avenue
1613 Bayview Avenue
1619-1621 Bayview Avenue
1623-1625 Bayview Avenue
1627 Bayview Avenue
1631-1633 Bayview Avenue
1635 Bayview Avenue
1639B Bayview Avenue
1641 Bayview Avenue
1643 Bayview Avenue
1645 Bayview Avenue
1699A-1701 Bayview Avenue
1703 Bayview Avenue
1705-1707 Bayview Avenue
1709 Bayview Avenue
1715 Bayview Avenue
1723 Bayview Avenue
1725A Bayview Avenue
1727B Bayview Avenue
1729 Bayview Avenue
1739 Bayview Avenue

2. City Council include the following 12 properties on the west side of Bayview Avenue on the City of Toronto's Heritage Register:

1536 Bayview Avenue
1538 Bayview Avenue
1540 Bayview Avenue
1542 Bayview Avenue
1566-1574 Bayview Avenue

1588 Bayview Avenue
1594 Bayview Avenue
1618 Bayview Avenue
1642 Bayview Avenue
1644 Bayview Avenue
1646 Bayview Avenue
1650-1652 Bayview Avenue

3. City Council include the following 6 properties on Eglinton Avenue East on the City of Toronto's Heritage Register:

174 Eglinton Avenue East
180 Eglinton Avenue East
379 Eglinton Avenue East
381 Eglinton Avenue East
383 Eglinton Avenue East
393 Eglinton Avenue East

4. City Council include the following 30 properties on the north side of Eglinton Avenue West on the City of Toronto's Heritage Register:

270 Eglinton Avenue West
272 Eglinton Avenue West
280 Eglinton Avenue West
282 Eglinton Avenue West
284 Eglinton Avenue West
286 Eglinton Avenue West
288 Eglinton Avenue West
290 Eglinton Avenue West
292 Eglinton Avenue West
294 Eglinton Avenue West
300 Eglinton Avenue West
302 Eglinton Avenue West
1041 Avenue Road (306 Eglinton Avenue West)
368 Eglinton Avenue West
430 Eglinton Avenue West
444 Eglinton Avenue West
450 Eglinton Avenue West
454 Eglinton Avenue West
456 Eglinton Avenue West
460 Eglinton Avenue West
468 Eglinton Avenue West
498 Eglinton Avenue West
500 Eglinton Avenue West
502 Eglinton Avenue West
504 Eglinton Avenue West
506 Eglinton Avenue West
516 Eglinton Avenue West
518 Eglinton Avenue West

524 Eglinton Avenue West
526 Eglinton Avenue West

5. City Council include the following 6 properties on the south side of Eglinton Avenue West on the City of Toronto's Heritage Register:

185 Eglinton Avenue West
313 Eglinton Avenue West
379 Eglinton Avenue West
381 Eglinton Avenue West
523 Eglinton Avenue West
533 Eglinton Avenue West

6. City Council include the following 62 properties on the east side of Mount Pleasant Road on the City of Toronto's Heritage Register:

505 Mount Pleasant Road
507 Mount Pleasant Road
509 Mount Pleasant Road
513 Mount Pleasant Road
515 Mount Pleasant Road
517 Mount Pleasant Road
519 Mount Pleasant Road
521 Mount Pleasant Road
535 Mount Pleasant Road
537 Mount Pleasant Road
539 Mount Pleasant Road
543 Mount Pleasant Road
545 Mount Pleasant Road
557-559 Mount Pleasant Road
561 Mount Pleasant Road
563 Mount Pleasant Road
565 Mount Pleasant Road
567 Mount Pleasant Road
569 Mount Pleasant Road
571 Mount Pleasant Road
573 Mount Pleasant Road
575 Mount Pleasant Road
577 Mount Pleasant Road
579 Mount Pleasant Road
581-583 Mount Pleasant Road
585 Mount Pleasant Road
593 Mount Pleasant Road
595 Mount Pleasant Road
609 Mount Pleasant Road
611 Mount Pleasant Road
613 Mount Pleasant Road
615 Mount Pleasant Road
617 Mount Pleasant Road

619 Mount Pleasant Road
621 Mount Pleasant Road
623 Mount Pleasant Road
627 Mount Pleasant Road
629 Mount Pleasant Road
631 Mount Pleasant Road
633 Mount Pleasant Road
635 Mount Pleasant Road
639 Mount Pleasant Road
647A Mount Pleasant Road
651 Mount Pleasant Road
653 Mount Pleasant Road
659 Mount Pleasant Road
661 Mount Pleasant Road
667 Mount Pleasant Road
669 Mount Pleasant Road
673 Mount Pleasant Road
679 Mount Pleasant Road
681 Mount Pleasant Road
683 Mount Pleasant Road
685 Mount Pleasant Road
689-691 Mount Pleasant Road
693 Mount Pleasant Road
695 Mount Pleasant Road
701 Mount Pleasant Road
703 Mount Pleasant Road
705 Mount Pleasant Road
709 Mount Pleasant Road
711 Mount Pleasant Road

7. City Council include the following 24 properties on the west side of Mount Pleasant Road on the City of Toronto's Heritage Register:

508 Mount Pleasant Road
510 Mount Pleasant Road
512 Mount Pleasant Road
514 Mount Pleasant Road
516 Mount Pleasant Road
518 Mount Pleasant Road
552 Mount Pleasant Road
554 Mount Pleasant Road
556 Mount Pleasant Road
558 Mount Pleasant Road
560 Mount Pleasant Road
584 Mount Pleasant Road
586 Mount Pleasant Road
588 Mount Pleasant Road
590 Mount Pleasant Road
594 Mount Pleasant Road

596 Mount Pleasant Road
598 Mount Pleasant Road
600 Mount Pleasant Road
608 Mount Pleasant Road
610 Mount Pleasant Road
620 Mount Pleasant Road
622 Mount Pleasant Road
624 Mount Pleasant Road

8. City Council include the following 65 properties on the east side of Yonge Street on the City of Toronto's Heritage Register:

1913 Yonge Street
1919 Yonge Street
1919A Yonge Street
1923 Yonge Street
1997 Yonge Street
1999 Yonge Street
2001 Yonge Street
2003 Yonge Street
2005 Yonge Street
2007 Yonge Street
2009 Yonge Street
2011 Yonge Street
2013 Yonge Street
2019 Yonge Street
2021 Yonge Street
2023 Yonge Street
2025 Yonge Street
2027 Yonge Street
2029 Yonge Street
2031 Yonge Street
2033 Yonge Street
2035 Yonge Street
2037 Yonge Street
2039 Yonge Street
2055 Yonge Street
2057 Yonge Street
2059 Yonge Street
2069 Yonge Street
2075 Yonge Street
2079-2085 Yonge Street
2093-2109 Yonge Street
2111 Yonge Street
2363 Yonge Street
2377 Yonge Street
2383 Yonge Street
2439 Yonge Street
2441 Yonge Street

2443 Yonge Street
2445 Yonge Street
2447 Yonge Street
2449 Yonge Street
2453 Yonge Street
2457 Yonge Street
2459 Yonge Street
2463 Yonge Street
2465 Yonge Street
2471 Yonge Street
2473 Yonge Street
2501 Yonge Street
2507 Yonge Street
2509 Yonge Street
2511 Yonge Street
2515 Yonge Street
2547 Yonge Street
2549 Yonge Street
2555 Yonge Street
2581 Yonge Street
2583 Yonge Street
2585 Yonge Street
2587 Yonge Street
2589 Yonge Street
2591 Yonge Street
2597 Yonge Street
2615 Yonge Street
2619 Yonge Street

9. City Council include the following 11 properties on the west side of Yonge Street on the City of Toronto's Heritage Register:

2066 Yonge Street
2072-2076 Yonge Street
2094 Yonge Street
2100 Yonge Street
2150 Yonge Street
2152 Yonge Street
2468 Yonge Street
2476 Yonge Street
2482 Yonge Street
2488 Yonge Street
2520-2528 Yonge Street

Note: Some addresses contain more than 1 property

FINANCIAL IMPACT

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

DECISION HISTORY

On July 21, 2012, City Council established the Midtown Planning Group to create a proactive and comprehensive strategy for planning initiatives in the Yonge-Eglinton area. The Midtown Planning Group consists of the three local councillors for Wards 16, 22 and 25, representatives of local residents' associations and Business Improvement Areas, local citizens and City staff from North York and Toronto and East York Districts. A map showing the Midtown in Focus Study Area is attached (Attachment 1).

The motion establishing the Midtown Planning Group is available on the City's website at: <http://app.toronto.ca/tmmis/viewAgendaItemHistory.do?item=2012.PG16.17>

On August 25, 2014, City Council adopted the Midtown in Focus – the Parks, Open Space and Streetscape Plan ("Public Realm Plan") for the Yonge-Eglinton Area. <http://www1.toronto.ca/wps/portal/contentonly?vgnextoid=d421bf26585a2410VgnVCM1000071d60f89RCRD>

On June 14, 2016, the Toronto and East York Community Council deferred indefinitely the report (May 11, 2016) from the Chief Planner and Executive Director, City Planning, respecting Intention to Designate Under Part IV, Section 29 of the Ontario Heritage Act - 43 Millwood Road. <http://app.toronto.ca/tmmis/viewAgendaItemHistory.do?item=2016.TE17.27>

At its meeting of July 12, 2016, City Council adopted PG13.1 "Midtown in Focus: Growth, Built Form and Infrastructure Review - Status Report" including the findings and emerging directions of the first phase of the review. <http://app.toronto.ca/tmmis/viewAgendaItemHistory.do?item=2016.PG13.1>

On November 8, 2016, City Council included the property at 2512R Yonge Street on the City of Toronto's Heritage Register. <http://app.toronto.ca/tmmis/viewAgendaItemHistory.do?item=2016.NY17.26>

On November 8, 2016, City Council included the property at 2490 Yonge Street and a portion of the property at 2506 Yonge Street (including entrance address 2510 Yonge Street) on the City of Toronto's Heritage Register. <http://app.toronto.ca/tmmis/viewAgendaItemHistory.do?item=2016.NY17.27>

On March 9, 2017, City Council stated its intention to designate the property at 140 Merton Street under Part IV, Section 29 of the Ontario Heritage Act. <http://app.toronto.ca/tmmis/viewAgendaItemHistory.do?item=2017.TE22.20>

On April 5, 2017, Planning and Growth Management Committee directed the Chief Planner and Executive Director, City Planning to report to the September 7, 2017

meeting of the Planning and Growth Management Committee on the result of City Planning's review of procedures and prioritization for the inclusion of potential heritage properties on the City's Heritage Register.

<http://app.toronto.ca/tmmis/viewAgendaItemHistory.do?item=2017.PG19.2>

On June 22, 2017, Toronto Preservation Board received the Heritage Evaluation Report for 1984 Yonge Street.

<http://app.toronto.ca/tmmis/viewAgendaItemHistory.do?item=2017.PB24.5>

On July 4, 2017, City Council stated its intention to designate the properties at 2430 and 2434 Yonge Street under Part IV, Section 29 of the Ontario Heritage Act.

<http://app.toronto.ca/tmmis/viewAgendaItemHistory.do?item=2017.MM31.37>

ISSUE BACKGROUND

City staff are currently finalizing the Midtown in Focus: Cultural Heritage Resource Assessment (CHRA) report which documents the area's archaeological and development history and identifies properties of cultural heritage value or interest for listings and designations. The CHRA is informing the development of planning policies and guidelines for the Midtown planning area and it provides data and analysis to support the inclusion of heritage properties on the City's Heritage Register.

While the City staff was undertaking the CHRA, the former Bank of Montreal building located at 2444 Yonge Street was demolished on January 21, 2017. Although the property had been identified in the assessment, it had yet to be included on the City's Heritage Register. This demolition highlighted the urgent need to accelerate protections for potential heritage properties in the area, to prevent additional losses.

Concurrently, City staff were requested to develop new procedures to streamline the listing of properties and to determine the feasibility of creating a City-wide survey of heritage properties to identify and list all the properties that Council believes to be of cultural heritage value or interest. Properties where there are reasonable grounds to conclude that contextual or other 9/06 criteria have been met would be taken forward for listing. The listing of non-designated properties would give greater clarity to property owners with regards to the City's interest and the application of Official Plan policies.

The Midtown in Focus "batch list" of 258 commercial "Main Street" properties in the growth centre is phase 1 and is piloting an improved procedure for identifying potential heritage properties for inclusion on the City's Heritage Register, with the aim to achieve timely listing of properties when undertaking local area studies.

The large number of properties being added to the Heritage Register at one time is unprecedented. During the next eight months, Heritage Preservation Services will monitor and review the preparation and implementation of "batch listings" to determine any immediate or subsequent impacts on staffing and service levels for research and development review, and will determine if batch listing has any implications for the processing of planning applications.

COMMENTS

Midtown in Focus: Cultural Heritage Resource Assessment (CHRA)

Midtown in Focus, an inter-divisional initiative led by City Planning, is a response to the rapid intensification and change underway in parts of the Yonge-Eglinton Secondary Plan area. The study seeks to ensure that growth positively contributes to the vitality and quality of life in one of Toronto's most dynamic neighbourhoods.

In September 2015, City staff along with its consultants Taylor Hazel Architects and Timmins Martelle Heritage Consultants, initiated the CHRA, a comprehensive assessment and documentation of cultural heritage resources, including built heritage, cultural heritage landscapes and archaeological resources, in the Apartment Neighbourhoods and Mixed-Use Areas within the Midtown in Focus Study Area.

The CHRA includes a historical overview for Midtown, provides a Stage I archaeological assessment and, applying provincial criteria, identifies potential cultural heritage resources for the Heritage Register, including individual properties, Heritage Conservation Districts, and Cultural Heritage Landscapes. For the purpose of identification of properties with potential cultural heritage value or interest, the scope of work was limited to the boundaries of the growth centre, which includes the areas designated in the Official Plan as Apartment Neighbourhoods and Mixed-Use Areas.

The City's consultants completed the CHRA in April 2017. City Staff conducted further analysis and requested revisions were made where appropriate.

Community Consultation

As part of the Midtown in Focus study, a robust consultation process was undertaken to solicit community input to the CHRA.

On November 30, 2015, a summary of the historical evolution of the area and the study methodology was presented to the Midtown Planning Group. Preliminary findings were subsequently shared and discussed with the Midtown Planning Group in March 2016, and with members of the public at an open house in April 2016, as well as several Planners in Public Spaces sessions in 2016.

City Staff discussed the study findings and draft preliminary recommendations with the Midtown Planning Group in February 2017 and subsequently with representatives from the North Toronto Historical Society and resident associations. Interviews with local historians and representatives from the North Toronto Historical Society, and the North York and Toronto and East York Community Preservation Panels, were completed in April 2016. These local historians reviewed draft recommendations and suggested additional properties having potential heritage value for consideration.

On June 3, 2017, the study findings were presented at the Midtown in Focus Open House. Throughout the community consultation and engagement activities, meeting participants have supported the CHRA and have clearly indicated the extent to which they value heritage preservation in face of significant intensification in the area.

Attendees emphasized the North Toronto's rich history, and the contextual and community value of the area, particularly in village areas along main streets.

Batch Listing of Midtown in Focus Heritage Properties

While the CHRA was underway, Heritage Preservation Services brought forward research and evaluation reports for seven properties within the study area: 140 Merton Street (War Amps Building), 43 Millwood Road (Davisville Public School), 1984 Yonge Street (house form building), 2430 Yonge Street (Singer Sewing Machine Building), 2434 Yonge Street (Burroughes Furniture Company Building), 2490-2506 Yonge Street (Capitol Theatre Building), and 2512R Yonge Street (Eglinton Orange Hall).

With the completion of the CHRA and in preparing this report, City staff conducted a further field survey of the growth centre and identified additional properties for inclusion on the City's Heritage Register. In total 331 properties in the Midtown in Focus study area have been identified as properties with potential cultural heritage value. The CHRA categorized the potential heritage properties into five types based on building typology and existing use: Main Street, House Form, Office/Commercial, Apartment, and Institutional (including Places of Workshop, schools, public works and parks).

As the first phase of batch-listing for the Midtown in Focus area, this report identifies 258 "Main Street" properties for inclusion on the City's Heritage Register. In reviewing properties for the batch listing, it was determined that all of the properties identified in Recommendations 1-7 meet the Ontario Regulation 9/06 under the categories of design and contextual value. Detailed historical research was not undertaken at this time to determine potential additional values, including historical associations with individuals, communities and architects. Archival maps and city directories were consulted to determine building dates for the Statements of Significance.

Attachments 2-6 contain location maps, current photographs and Statements of Significance (Reasons for Inclusion), which identify the cultural heritage values and attributes of the properties. A historical overview of the properties and their typologies is appended as Attachment 7.

City staff will bring forward future listing and designation reports in Q4 2017 for the additional properties identified as having potential heritage value in the Midtown in Focus study area.

CONTACT

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SIGNATURE

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ATTACHMENTS

Attachment 1: Location Map, Midtown in Focus Study Area
Attachment 2: Bayview Avenue - Location Maps, Photographs, Statements of Significance (Reasons for Inclusion)
Attachment 3: Eglinton Avenue East - Location Maps, Photographs, Statements of Significance (Reasons for Inclusion)
Attachment 4: Eglinton Avenue West - Location Maps, Photographs, Statements of Significance (Reasons for Inclusion)
Attachment 5: Mount Pleasant Road - Location Maps, Photographs, Statements of Significance (Reasons for Inclusion)
Attachment 6: Yonge Street - Location Maps, Photographs, Statements of Significance (Reasons for Inclusion)
Attachment 7: Historical Overview