

Toronto Preservation Board

Meeting No.	25	Contact	Lourdes Bettencourt, Committee Secretary
Meeting Date	Thursday, August 24, 2017	Phone	416-392-7033
Start Time	9:30 AM	E-mail	teycc@toronto.ca
Location	Committee Room 2, City Hall	Chair	Jennifer Rieger

PB25.8	ACTION	Adopted		Ward:16, 22, 25, 26
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Inclusion on the City of Toronto's Heritage Register - Midtown in Focus - Phase 01: Main Street Properties

Board Decision

The Toronto Preservation Board recommends to the Planning and Growth Management Committee 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
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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
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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

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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
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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
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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

Origin

(August 9, 2017) Report from Chief Planner and Executive Director, City Planning Division

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.

Background Information

(August 18, 2017) Revised Report and Attachments 1 - 3 from the Chief Planner and Executive Director, City Planning Division - Inclusion on the City of Toronto's Heritage Register - Midtown in Focus - Phase 01: Main Street Properties

<http://www.toronto.ca/legdocs/mmis/2017/pb/bgrd/backgroundfile-106207.pdf>

(August 22, 2017) Revised Attachment 2 - Inclusion on the City of Toronto's Heritage Register - Midtown in Focus - Phase 01: Main Street Properties

<http://www.toronto.ca/legdocs/mmis/2017/pb/bgrd/backgroundfile-106329.pdf>

(August 18, 2017) Revised Attachment 4 - Inclusion on the City of Toronto's Heritage Register - Midtown in Focus - Phase 01: Main Street Properties

<http://www.toronto.ca/legdocs/mmis/2017/pb/bgrd/backgroundfile-106208.pdf>

(August 18, 2017) Revised Attachment 5 - Inclusion on the City of Toronto's Heritage Register - Midtown in Focus - Phase 01: Main Street Properties

<http://www.toronto.ca/legdocs/mmis/2017/pb/bgrd/backgroundfile-106209.pdf>

(August 18, 2017) Revised Attachment 6 - Inclusion on the City of Toronto's Heritage Register - Midtown in Focus - Phase 01: Main Street Properties

<http://www.toronto.ca/legdocs/mmis/2017/pb/bgrd/backgroundfile-106187.pdf>

(August 18, 2017) Revised Attachment 7 - Inclusion on the City of Toronto's Heritage Register - Midtown in Focus - Phase 01: Main Street Properties

<http://www.toronto.ca/legdocs/mmis/2017/pb/bgrd/backgroundfile-106188.pdf>

(August 10, 2017) Report and Attachments 1 - 3 from the Chief Planner and Executive Director, City Planning Division - Inclusion on the City of Toronto's Heritage Register - Midtown in Focus - Phase 01: Main Street Properties

<http://www.toronto.ca/legdocs/mmis/2017/pb/bgrd/backgroundfile-106142.pdf>

(August 17, 2017) Attachment 4 - Inclusion on the City of Toronto's Heritage Register - Midtown in Focus - Phase 01: Main Street Properties

<http://www.toronto.ca/legdocs/mmis/2017/pb/bgrd/backgroundfile-106144.pdf>

(August 17, 2017) Attachment 5 - Inclusion on the City of Toronto's Heritage Register - Midtown in Focus - Phase 01: Main Street Properties

<http://www.toronto.ca/legdocs/mmis/2017/pb/bgrd/backgroundfile-106145.pdf>

(August 17, 2017) Attachment 6 - Inclusion on the City of Toronto's Heritage Register - Midtown in Focus - Phase 01: Main Street Properties

<http://www.toronto.ca/legdocs/mmis/2017/pb/bgrd/backgroundfile-106146.pdf>

(August 17, 2017) Attachment 7 - Inclusion on the City of Toronto's Heritage Register - Midtown in Focus - Phase 01: Main Street Properties

<http://www.toronto.ca/legdocs/mmis/2017/pb/bgrd/backgroundfile-106127.pdf>

(August 9, 2017) Report from the Chief Planner and Executive Director, City Planning Division - Inclusion on the City of Toronto's Heritage Register - Midtown in Focus - Phase 01: Main Street Properties - Notice of Pending Report

<http://www.toronto.ca/legdocs/mmis/2017/pb/bgrd/backgroundfile-105966.pdf>

(August 22, 2017) Revised Page 1 to Attachment 2 - Inclusion on the City of Toronto's Heritage Register - Midtown in Focus - Phase 01: Main Street Properties
(<http://www.toronto.ca/legdocs/mmis/2017/pb/bgrd/backgroundfile-106359.pdf>)
(August 22, 2017) Revised Page 56 to Attachment 2 - Inclusion on the City of Toronto's Heritage Register - Midtown in Focus - Phase 01: Main Street Properties
(<http://www.toronto.ca/legdocs/mmis/2017/pb/bgrd/backgroundfile-106360.pdf>)

Communications

(August 22, 2017) Letter from Linda McCarthy, Vice-President, Lytton Park Residents' Organization (PB.Supp.PB25.8.1)
(<http://www.toronto.ca/legdocs/mmis/2017/pb/comm/communicationfile-71562.pdf>)
(August 22, 2017) Letter from Geoff Kettel and Carol Burtin Fripp , Co-Presidents, Leaside Property Owners Association Incorporated (PB.Supp.PB25.8.2)
(<http://www.toronto.ca/legdocs/mmis/2017/pb/comm/communicationfile-71563.pdf>)
(August 23, 2017) Letter from Sharon Mourer, South Eglinton Ratepayers and Residents Association (PB.Supp.PB25.8.3)
(<http://www.toronto.ca/legdocs/mmis/2017/pb/comm/communicationfile-71556.pdf>)
(August 23, 2017) Letter from Danielle Chin, Senior Manager, Policy and Government Relations BILD (PB.Supp.PB25.8.4)
(<http://www.toronto.ca/legdocs/mmis/2017/pb/comm/communicationfile-71557.pdf>)
(August 23, 2017) Letter from Lynda Moon, President, North Toronto Historical Society (PB.Supp.PB25.8.5)
(<http://www.toronto.ca/legdocs/mmis/2017/pb/comm/communicationfile-71567.pdf>)
(August 23, 2017) Letter from Leona Savoie, VP Developments, Hullmark (PB.Supp.PB25.8.6)
(<http://www.toronto.ca/legdocs/mmis/2017/pb/comm/communicationfile-71568.pdf>)
(August 23, 2017) E-mail from Kendra FitzRandolph (PB.Supp.PB25.8.7)
(August 23, 2017) E-mail from Danielle Goldstein, Gowaks Limited and New Gowaks Limited (PB.Supp.PB25.8.8)
(<http://www.toronto.ca/legdocs/mmis/2017/pb/comm/communicationfile-71558.pdf>)
(August 23, 2017) Letter from Jack Winber, President and CEO, Rockport (PB.Supp.PB25.8.9)
(<http://www.toronto.ca/legdocs/mmis/2017/pb/comm/communicationfile-71559.pdf>)
(August 25, 2017) Letter from Michael McClelland, ERA Architects Inc. (PB.Supp.PB25.8.10)
(<http://www.toronto.ca/legdocs/mmis/2017/pb/comm/communicationfile-71572.pdf>)

Speakers

Sharon Mourer, South Eglinton Ratepayers and Residents Association
Michael McClelland, ERA Architects (Submission Filed)