

Toronto Preservation Board

Meeting No.	26	Contact	Lourdes Bettencourt, Committee Secretary
Meeting Date	Thursday, September 28, 2017	Phone	416-392-7033
Start Time	9:30 AM	E-mail	teycc@toronto.ca
Location	Committee Room 2, City Hall	Chair	Jennifer Rieger

PB26.4	ACTION	Adopted		Ward:20
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Intention to Designate under Part IV, Section 29 of the Ontario Heritage Act - 422 and 424 Wellington Street West

Board Decision

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

1. City Council state its intention to designate the properties at 422 and 424 Wellington Street West under Part IV, Section 29 of the Ontario Heritage Act, in accordance with the Statement of Significance: 422 and 424 Wellington Street West (Reasons for Designation) attached as Attachment 3 to the report, September 14, 2017, from the Chief Planner and Executive Director, City Planning.
2. If there are no objections to the designations in accordance with the Ontario Heritage Act, City Council authorize the City Solicitor to introduce the necessary bill in Council.
3. 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.
4. 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.

Origin

(September 14, 2017) Report from the Chief Planner and Executive Director, City Planning Division

Summary

This report recommends that City Council state its intention to designate the properties at 422 and 424 Wellington Street West under Part IV, Section 29 of the Ontario Heritage Act.

The subject properties are located on the north side of Wellington Street West between Spadina Avenue and Portland Street and contain a pair of 2½-storey semi-detached house form buildings dating to 1888.

In 2005, City Council listed the properties at 422 and 424 Wellington Street West containing the McLeish-Powell Houses (1888) on the City of Toronto's Inventory of Heritage Properties (now known as the Heritage Register). They are identified as contributing properties in the King-Spadina Heritage Conservation District Study Area, which was adopted in December 2016 by By-law 1186-2016.

Following research and evaluation, it has been determined that the properties at 422 and 424 Wellington Street West meet Ontario Regulation 9/06, the criteria prescribed for municipal designation under Part IV, Section 29 of the Ontario Heritage Act for their design, associative and contextual values.

The properties at 422 and 424 Wellington Street West are the subject of a rezoning application for a mixed-use development that proposes to integrate the heritage buildings.

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.

Background Information

(September 14, 2017) Report and Attachments 1 - 4 from the Chief Planner and Executive Director, City Planning - Intention to Designate under Part IV, Section 29 of the Ontario Heritage Act - 422 and 424 Wellington Street West
(<http://www.toronto.ca/legdocs/mmis/2017/pb/bgrd/backgroundfile-106916.pdf>)

Communications

(September 25, 2017) Letter from Eileen P. K. Costello. Aird and Berlis (PB.Supp.PB25.4.1)
(<http://www.toronto.ca/legdocs/mmis/2017/pb/comm/communicationfile-72056.pdf>)