



Decision Letter

Toronto Preservation Board

PB36.2	ACTION	Adopted		Ward:27
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Inclusion on the City of Toronto's Heritage Register - 37, 39, 41 and 43 Mutual Street and Intention to Designate under Part IV, Section 29 of the Ontario Heritage Act - 37 Mutual Street

Board Decision

The Toronto Preservation Board recommends that:

1. City Council include the properties at 37, 39, 41 and 43 Mutual Street on the City of Toronto's Heritage Register, in accordance with the Statement of Significance (Reasons for Inclusion): 37, 39, 41 and 43 Mutual Street attached as Attachment 3 to the report (June 28, 2018) from the Director, Urban Design, City Planning.
2. City Council state its intention to designate the property at 37 Mutual Street under Part IV, Section 29 of the Ontario Heritage Act in accordance with the Statement of Significance (Reasons for Designation): 37, 39, 41 and 43 Mutual Street attached as Attachment 4 to the report (June 28, 2018) from the Director, Urban Design, City Planning.
3. If there are no objections to the designations in accordance with Section 29(6) of the Ontario Heritage Act, City Council authorize the City Solicitor to introduce the bill in Council designating the property at 37 Mutual Street under Part IV, Section 29 of the Ontario Heritage Act.
4. If there are objections in accordance with Section 29(7) of 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 on the designation of the property.

Origin

(June 28, 2018) Report from the Director, Urban Design, City Planning

Summary

This report recommends that City Council include the properties at 37, 39, 41 and 43 Mutual Street on the City of Toronto Heritage Register and state its intention to designate the property at 37 Mutual Street under Part IV, Section 29 of the Ontario Heritage Act for its cultural heritage value. This row of four properties, completed together in 1890, contain two-and-a-half-storey brick row houses designed in the Second Empire style and located on the east side of Mutual Street between Shuter Street and Queen Street East in the Garden District

neighbourhood.

Following research and evaluation, it has been determined that the properties at 37, 39, 41 and 43 Mutual Street meet Ontario Regulation 9/06, the criteria prescribed for municipal designation under Part IV, Section 29 of the Ontario Heritage Act, which the City of Toronto also applies when evaluating properties for its Heritage Register.

The portion of the Garden District west of Jarvis Street comprises an area experiencing intense change and ongoing redevelopment pressure, with a number of large-scale projects being constructed or proposed. These row houses and the adjacent heritage properties contribute to an understanding of the historical character of Mutual Street.

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

Background Information

(June 28, 2018) Report and Attachments 1-5 from the Director, Urban Design, City Planning - Inclusion on the City's Heritage Register - 37, 39, 41 and 43 Mutual Street and Intention to Designate under Part IV, Section 29 of the Ontario Heritage Act - 37 Mutual Street
(<http://www.toronto.ca/legdocs/mmis/2018/pb/bgrd/backgroundfile-118430.pdf>)

(June 28, 2018) Report from the Director, Urban Design, City Planning - Inclusion on the City of Toronto's Heritage Register - 37, 39, 41 and 43 Mutual Street and Intention to Designate under Part IV, Section 29 of the Ontario Heritage Act - 37 Mutual Street - Notice of Pending Report
(<http://www.toronto.ca/legdocs/mmis/2018/pb/bgrd/backgroundfile-117879.pdf>)