



Decision Letter

Toronto Preservation Board

PB36.1	ACTION	Adopted		Ward:14
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Intention to Designate under Part IV, Section 29 of the Ontario Heritage Act - 295 Indian Road

Board Decision

The Toronto Preservation Board recommends that:

1. City Council include the property at 295 Indian Road on the City of Toronto's Heritage Register.
2. City Council state its intention to designate the property at 295 Indian Road under Part IV, Section 29 of the Ontario Heritage Act in accordance with the Statement of Significance: 295 Indian Road (Reasons for Designation) attached as Attachment 3 to the report, July 10, 2018, from the Director, Urban Design, City Planning.
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 to the designation in accordance with 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.

Origin

(July 10, 2018) Report from the Director, Urban Design, City Planning

Summary

This report recommends that City Council include the property at 295 Indian Road on the City of Toronto's Heritage Register and state its intention to designate the property under Part IV, Section 29 of the Ontario Heritage Act. Located on the east side of the street between Boustead and Radford avenues, south of Bloor Street West, the property at 295 Indian Road contains a 2½-storey detached house form building. The Paul Hahn House (1906) is valued as a fine representative example of Period Revival styling influenced by the Arts and Crafts Movement as designed by the notable Toronto practitioner, Eden Smith.

In 2016, the owners of 295 Indian Road requested that their property be designated under Part IV, Section 29 of the Ontario Heritage Act as a significant example from the portfolio of the notable architect, Eden Smith. Following research and evaluation, it has been determined that

the property at 295 Indian Road meets Ontario Regulation 9/06, the provincial criteria prescribed for municipal designation under Part IV, Section 29 of the Ontario Heritage Act for its design, associative and contextual value.

The inclusion of the property at 295 Indian Road on the City's Heritage Register and its designation under Part IV, Section 29 of the Ontario Heritage Act would identify all of the property's cultural heritage value and heritage attributes. The owners have agreed to the identification of exterior attributes and, on the interior, the inglenook in the first (ground) floor living room that is a particular feature of architect Eden Smith's residential designs.

Properties on the Heritage Register will be conserved and maintained in accordance with the 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

(July 10, 2018) Report and Attachments 1-4 from the Director, Urban Design, City Planning - Intention to Designate under Part IV, Section 29 of the Ontario Heritage Act - 295 Indian Road (<http://www.toronto.ca/legdocs/mmis/2018/pb/bgrd/backgroundfile-118611.pdf>)

(June 28, 2018) Report from the Director, Urban Design, City Planning - Intention to Designate under Part IV, Section 29 of the Ontario Heritage Act - 295 Indian Road - Notice of Pending Report
(<http://www.toronto.ca/legdocs/mmis/2018/pb/bgrd/backgroundfile-117947.pdf>)