



Toronto Preservation Board

Meeting No.	2	Contact	Ellen Devlin, Committee Administrator
Meeting Date	Monday, January 21, 2019	Phone	416-392-7033
Start Time	9:30 AM	E-mail	teycc@toronto.ca
Location	Committee Room 2, City Hall		

PB2.10	ACTION	Adopted		Ward: 14
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Intention to Designate under Part IV, Section 29 of the Ontario Heritage Act and Authority to Enter into a Heritage Easement Agreement - 721 Eastern Avenue

Board Decision

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

1. City Council include the property at 721 Eastern Avenue on the City of Toronto's Heritage Register.
2. City Council state its intention to designate the property at 721 Eastern Avenue under Part IV, Section 29 of the Ontario Heritage Act, in accordance with the Statement of Significance: 721 Eastern Avenue (Reasons for Designation) attached as Attachment 3 to the report (January 16, 2019) from the Senior Manager, Urban Design/Heritage, 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 in accordance with the Ontario Heritage Act, City Council direct the City Clerk to refer the proposed 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 to designate the property.
6. City Council authorize the entering into of a Heritage Easement Agreement under Section 37 of the Ontario Heritage Act with the owner of 721 Eastern Avenue in a form and content satisfactory to the City Solicitor and the Chief Planner and Executive Director, City Planning.
7. City Council authorize the City Solicitor to introduce the necessary bill in Council authorizing the entering into of a Heritage Easement Agreement for the property at 721 Eastern Avenue.

Origin

(January 16, 2019) Report from the Senior Manager, Urban Design/Heritage, City Planning

Summary

This report recommends that City Council include the property on the City's Heritage Register, state its intention to designate the property at 721 Eastern Avenue under Part IV, Section 29 of the Ontario Heritage Act and to grant authority to enter into a Heritage Easement Agreement.

Located in Leslieville, on the south side of Eastern Avenue, between Carlaw Avenue and Leslie Street, north of Lakeshore Boulevard, the property contains a collection of ten, one-two storey, industrial structures constructed from 1925-1980 for Hoyt Metal of Canada Ltd., subsequently known as The Canada Metal Company Ltd.

Following research and evaluation, it has been determined that the property meets Ontario Regulation 9/06, the criteria prescribed for municipal designation under Part IV, Section 29 of the Ontario Heritage Act for its design, associative and contextual value. This report recommends the designation of the original Hoyt Metal of Canada Ltd. Main Building office and warehouse (Building A), 1925-26, designed by Wells & Gray Ltd., a significant structure of the Canada Metal Company Ltd. industrial complex.

The property was recently sold and in July 2018 City Council adopted recommendations to amend the Official Plan and Zoning By-Laws and include the designation and a heritage easement agreement for the Hoyt Metal Company Main Building (Building A) as part of a substantial redevelopment of the property at 721 Eastern Avenue.

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

(January 16, 2019) Report and Attachments 1-4 from the Senior Manager, Urban Design/Heritage, City Planning - Intention to Designate under Part IV, Section 29 of the Ontario Heritage Act and Authority to Enter into a Heritage Easement Agreement - 721 Eastern Avenue

<http://www.toronto.ca/legdocs/mmis/2019/pb/bgrd/backgroundfile-123740.pdf>

(January 8, 2019) Report from the Senior Manager, Urban Design/Heritage, City Planning - Intention to Designate under Part IV, Section 29 of the Ontario Heritage Act and Authority to Enter into a Heritage Easement Agreement - 721 Eastern Avenue - Notice of Pending of Report

<http://www.toronto.ca/legdocs/mmis/2019/pb/bgrd/backgroundfile-123404.pdf>