



Decision Letter

Toronto Preservation Board

Meeting No.	15	Contact	Ellen Devlin, Committee Administrator
Meeting Date	Thursday, July 2, 2020	Phone	416-392-7033
Start Time	9:30 AM	E-mail	teycc@toronto.ca
Location	Video Conference	Chair	Ms. Sandra Shaul

PB15.1	ACTION	Adopted		Ward: 13
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Intention to Designate under Part IV, Section 29 of the Ontario Heritage Act - 65 George Street

Board Recommendations

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

1. City Council state its intention to designate the property at 65 George Street under Part IV, Section 29 of the Ontario Heritage Act, in accordance with the Statement of Significance: 65 George Street (Reasons for Designation) attached as Attachment 3 to the report (March 10, 2020) from the Senior Manager, Heritage Planning, Urban Design, City Planning.
2. 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.
3. 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.
4. 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.

Origin

(March 10, 2020) Report from the Senior Manager, Heritage Planning, Urban Design, City Planning

Summary

This report recommends that City Council state its intention to designate the listed heritage property at 65 George Street that contains a significant built heritage resource originally known as the Little York Hotel Stables and Coach House, under Part IV, Section 29 of the Ontario Heritage Act for its cultural heritage value.

Located within the boundary of the original Town of York, the Little York Hotel stables and coach house at 65 George Street were constructed in 1880 as part of the Little York Hotel at 187 King Street East to the designs of the architects Langley, Langley & Burke.

The property at 65 George Street was included on the City's Heritage Register in 1984. The property at 187 King Street East was included on the Heritage Register in 1973, and designated under Part IV, Section 29 of the Ontario Heritage Act in 1979 with a Heritage Easement Agreement registered in 1980. Both properties were identified as contributing in the St. Lawrence Neighbourhood Heritage Conservation District adopted by City Council in 2015 and currently under appeal.

The 65 George Street property is the subject of a development application under the Planning Act to allow for the construction of a seventeen storey residential building that would result in the demolition of the heritage building. This application has been refused by Council. The owner has appealed Council's decision to the Local Planning Appeals Tribunal.

City staff have completed further research and evaluation of the property at 65 George Street and have 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.

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

(March 10, 2020) Report and Attachments 1-4 from the Senior Manager, Heritage Planning, Urban Design, City Planning - Intention to Designate under Part IV, Section 29 of the Ontario Heritage Act - 65 George Street

<http://www.toronto.ca/legdocs/mmis/2020/pb/bgrd/backgroundfile-148069.pdf>

Communications

(June 29, 2020) Letter from Leslie A. Fluxgold on behalf 1429458 Ontario Limited (PB.Supp.PB15.1.1)

<http://www.toronto.ca/legdocs/mmis/2020/pb/comm/communicationfile-107576.pdf>