



Decision Letter

Toronto Preservation Board

Meeting No.	19	Contact	Ellen Devlin, Committee Administrator
Meeting Date	Monday, November 30, 2020	Phone	416-392-7033
Start Time	9:30 AM	E-mail	teycc@toronto.ca
Location	Video Conference	Chair	Ms. Sandra Shaul

PB19.3	ACTION	Adopted		Ward: 11
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Intention to Designate under Part IV, Section 29 of the Ontario Heritage Act - 41 Spadina Road

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 property at 41 Spadina Road including the entry address at 45 Spadina Road, under Part IV, Section 29 of the Ontario Heritage Act, in accordance with the Statement of Significance: 41 Spadina Road (Reasons for Designation) attached as Attachment 3 to the report (November 9, 2020) from the Senior Manager, Heritage Planning.
2. If there are no objections to the designation, City Council authorize the City Solicitor to introduce the bill in Council designating the property under Part IV, Section 29 of the Ontario Heritage Act.
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 to designate the properties.

Decision Advice and Other Information

Marybeth McTeague, Planner, Heritage Preservation, Urban Design, City Planning gave a presentation on Intention to Designate under Part IV, Section 29 of the Ontario Heritage Act - 41 Spadina Road.

Summary

This report recommends that City Council state its intention to designate under Part IV, Section 29 of the Ontario Heritage Act the listed heritage property, an apartment building, located at 41 Spadina Road (including the entrance addresses at 45 Spadina Road), known as Spadina

Gardens for its design, associative and contextual value.

Spadina Gardens is one of Toronto's earliest apartment buildings. Constructed in 1905-6, it is representative of a new housing type that responded to the City's growing population demands and provided rental accommodation for a more inclusive range of householders. Designed by the prolific Toronto architect, Arthur Richard Denison (1857-1923) in the Edwardian Classical style, its apartment layouts have proved to be an enduring alternative to the single family house. For the past century, its residents have included leaders from the City's arts, political and financial communities. Anchoring the south-east corner of Lowther Avenue and Spadina Road, the property's low-rise scale, architectural detail, and landscaped setting set an important precedent as it increased density while maintaining the character of the surrounding Annex neighbourhood.

Spadina Gardens' cultural heritage value was recognized as early as 1979, when it was listed on the City of Toronto's Heritage Inventory. Following city staff's additional research and evaluation under Ontario Regulation 9/06, the provincial criteria prescribed for municipal designation, it has been determined that the property at 41 Spadina Road merits designation under Part IV Section 29 of the Ontario Heritage Act for its design, associative and contextual value.

The property is included within the boundary of the West Annex Phase 2 Heritage Conservation District (HCD) study area authorized by City Council in 2018.

The individual designation of the Spadina Gardens apartment building at 41 Spadina Road would identify all of the property's cultural heritage values and heritage attributes including interior features which shall be conserved. Designation enables City Council to review proposed alterations for the property, enforce heritage property standards and maintenance, and refuse demolition.

Background Information

(November 9, 2020) Revised Report and Attachments 1-3 from the Senior Manager, Heritage Planning, Urban Design, City Planning - Intention to Designate under Part IV, Section 29 of the Ontario Heritage Act - 41 Spadina Road

<http://www.toronto.ca/legdocs/mmis/2020/pb/bgrd/backgroundfile-158679.pdf>

(November 9, 2020) Report and Attachments 1-3 from the Senior Manager, Heritage Planning, Urban Design, City Planning - Intention to Designate under Part IV, Section 29 of the Ontario Heritage Act - 41 Spadina Road

<http://www.toronto.ca/legdocs/mmis/2020/pb/bgrd/backgroundfile-158533.pdf>

Presentation on Intention to Designate under Part IV, Section 29 of the Ontario Heritage Act - 41 Spadina Road

<http://www.toronto.ca/legdocs/mmis/2020/pb/bgrd/backgroundfile-159067.pdf>

Communications

(November 26, 2020) Letter from Charlotte Mickie (PB.Supp.PB19.3.1)

<http://www.toronto.ca/legdocs/mmis/2020/pb/comm/communicationfile-124212.pdf>

(November 26, 2020) Letter from Philip Evans (PB.Supp.PB19.3.2)

<http://www.toronto.ca/legdocs/mmis/2020/pb/comm/communicationfile-124253.pdf>

(November 26, 2020) E-mail from Eric A. Charron (PB.Supp.PB19.3.3)

(November 27, 2020) E-mail from Tallie Garey (PB.Supp.PB19.3.4)

Speakers

Philip Evans, Principal , ERA Architects Inc.