



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

PB19.10	ACTION	Adopted		Ward: 12
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Inclusion on the City of Toronto's Heritage Register - Forest Hill Village Properties

Board Decision

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

1. City Council include the following 16 properties on the City of Toronto's Heritage Register:

- 327 Lonsdale Road
- 385 Spadina Road
- 387 Spadina Road
- 389 Spadina Road
- 393 Spadina Road
- 398 Spadina Road
- 414 Spadina Road
- 416 Spadina Road
- 417 Spadina Road
- 418 Spadina Road
- 448 Spadina Road
- 462 Spadina Road
- 464 Spadina Road
- 466 Spadina Road
- 467 Spadina Road
- 469 Spadina Road

Decision Advice and Other Information

Alex Corey, Planner, Heritage Preservation, Urban Design, City Planning gave a presentation on Inclusion on the City of Toronto's Heritage Register - Forest Hill Village Properties.

Summary

This report recommends that City Council include 16 properties with cultural heritage value on the City of Toronto's Heritage Register. These properties were identified through the Forest

Hill Village Urban Design Guidelines study, completed and adopted by City Council in 2015. All properties identified within the heritage survey area have been reviewed for changes since the survey was completed. The properties being recommended for inclusion within this report have all been determined to have contextual value, at minimum. Additional cultural heritage values could be determined through further evaluation.

A Historic Context Statement was developed building upon work completed for the urban design study to provide an understanding of the themes and periods of development within the study area. It also related properties to one another in order to inform the identification of buildings and landscapes with cultural heritage value.

The Village of Forest Hill was established as a bedroom community for middle- and upper-middle class residents in the 1920s, which actively put limits to industrial uses in the village. Forest Hill Village's centre, a historic context that has largely remained to the present day, is characterized by a concentration of commercial uses around the four corners of Spadina Road and Lonsdale Avenue, providing convenience goods for the residents of Forest Hill.

The listing of non-designated properties with cultural heritage value on the Heritage Register will extend interim protection from demolition, should a development or demolition application be submitted. Heritage Impact Assessments (HIA) are required for development applications that affect listed and designated properties. Listing provides an opportunity for City Council to determine whether the property warrants conservation through designation under the Ontario Heritage Act. All of these properties meet Ontario Regulation 9/06, the provincial criteria prescribed for municipal designation, which the City also applies when assessing properties for its Heritage Register.

Background Information

(November 9, 2020) Report and Attachment 1 from the Senior Manager, Heritage Planning, Urban Design, City Planning - Inclusion on the City of Toronto's Heritage Register - Forest Hill Village Properties

(<http://www.toronto.ca/legdocs/mmis/2020/pb/bgrd/backgroundfile-158498.pdf>)

Communications

(November 30, 2020) Letter from Matthew Zambri (PB.Supp.PB19.10.1)

(<http://www.toronto.ca/legdocs/mmis/2020/pb/comm/communicationfile-124428.pdf>)

(November 29, 2020) Letter from David Bronskill, Goodmans, LLP, on behalf of 390-398 Spadina Road (PB.New.PB19.10.2)

(<http://www.toronto.ca/legdocs/mmis/2020/pb/comm/communicationfile-124431.pdf>)

(November 27, 2020) Letter from Chris Corofsky, Vice President, Armel Corporation (PB.New.PB19.10.3)

(<http://www.toronto.ca/legdocs/mmis/2020/pb/comm/communicationfile-124442.pdf>)

(November 30, 2020) E-mail from Tallie Garey (PB.Supp.PB.19.10.4)