



Decision Letter

Toronto Preservation Board

Meeting No.	26	Contact	Ellen Devlin, Committee Administrator
Meeting Date	Wednesday, September 1, 2021	Phone	416-392-7033
Start Time	9:30 AM	E-mail	hertpb@toronto.ca
Location	Video Conference	Chair	Sandra Shaul

PB26.2	ACTION	Adopted		Ward: 10
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355-359 Adelaide Street West - Notice of Intention to Designate a Property Under Part IV, Section 29 of the Ontario Heritage Act

Board Decision

The Toronto Preservation Board recommends that:

1. City Council state its intention to designate the property at 355-359 Adelaide Street West under Part IV, Section 29 of the Ontario Heritage Act, in accordance with the Statement of Significance: 355-359 Adelaide Street West (Reasons for Designation) attached as Attachment 3 to the report (August 12, 2021) from the Senior Manager, Heritage Planning, Urban Design, City 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.

Decision Advice and Other Information

Marybeth McTeague, Planner, Heritage Preservation, Urban Design, City Planning gave a presentation on 355-359 Adelaide Street West - Notice of Intention to Designate a Property Under Part IV, Section 29 of the Ontario Heritage Act.

Origin

(August 12, 2021) 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 355-359 Adelaide Street West, under Part IV, Section 29 of the Ontario Heritage Act.

The heritage property at 355-359 Adelaide Street West contains a six-and-a-half storey factory building, constructed in 1921-1922, for the Gelber Brothers, Moses and Louis, who contributed to the development of the King-Spadina neighbourhood as a manufacturing enclave and who were noted philanthropists and leaders in Toronto's Jewish community. The building was home to numerous clothing manufacturers who contributed to the establishment of Toronto's Fashion District. Designed by Benjamin Brown (1890-1974), one of Toronto's earliest Jewish architects, the building's low-rise brick and stone-clad massing, with its Renaissance Revival style,

composition and details, maintains the architecturally rich quality of this down-town district. The building represents the factory building type that has accommodated the evolving industrial and commercial activity over the past century, giving the King-Spadina district its distinctive urban form and character.

The property at 355-359 Adelaide Street West was identified as a contributing property in the King-Spadina Heritage Conservation District Plan, adopted by City Council in October 2017 and currently under appeal. It was listed on the City's Heritage Register in December 2017. 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 355-359 Adelaide Street West merits designation under Part IV Section 29 of the Ontario Heritage Act for its design, associative and contextual values.

A Zoning By-law Amendment application has been made for the property which proposes to retain and incorporate the building into a new development. In June 2019, the More Homes, More Choice Act, 2019 (Bill 108) received Royal Assent. Schedule 11 of this Act included amendments to the Ontario Heritage Act (OHA). The Bill 108 Amendments to the OHA came into force on July 1, 2021, which included a shift in Part IV designations related certain Planning Act applications. Section 29(1.2) of the OHA now restricts City Council's ability to give notice of its intention to designate a property under the OHA to within 90 days after the City Clerk gives notice of a complete application. The application currently under review was deemed complete prior to the new legislation coming into force.

A Heritage Impact Assessment (HIA) is required for all development applications that affect listed and designated properties and will be considered when determining how a heritage property is to be conserved. Designation also enables City Council to review proposed alterations or demolitions to the property and enforce heritage property standards and maintenance.

Background Information

(August 12, 2021) Report and Attachments 1-3 from the Senior Manager, Heritage Planning Urban Design, City Planning - 355-359 Adelaide Street West - Notice of Intention to Designate a Property Under Part IV, Section 29 of the Ontario Heritage Act

<http://www.toronto.ca/legdocs/mmis/2021/pb/bgrd/backgroundfile-169945.pdf>

(September 1, 2021) Staff Presentation - 355-359 Adelaide Street West -Notice of Intention to Designate a Property Under Part IV, Section 29 of the Ontario Heritage Act

<http://www.toronto.ca/legdocs/mmis/2021/pb/bgrd/backgroundfile-170307.pdf>