



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

PB26.3	ACTION	Adopted		Ward: 11
---------------	---------------	---------	--	----------

1130-1134 and 1140 Yonge Street - 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 properties at 1130, 1132 and 1134 Yonge Street under Part IV, Section 29 of the Ontario Heritage Act, in accordance with the Statement of Significance: 1130, 1132 and 1134 Yonge Street (Reasons for Designation) attached as Attachment 3 to the report (August 12, 2021) from the Senior Manager, Heritage Planning, Urban Design, City Planning.
2. City Council state its intention to designate the property at 1140 Yonge Street under Part IV, Section 29 of the Ontario Heritage Act, in accordance with the Statement of Significance: 1140 Yonge Street (Reasons for Designation) attached as Attachment 4 to the report (August 12, 2021) from the Senior Manager, Heritage Planning, Urban Design, City Planning.
3. If there are no objections to the designation, City Council authorize the City Solicitor to introduce the Bill in Council designating the properties under Part IV, Section 29 of the Ontario Heritage Act.

Decision Advice and Other Information

Liz McFarland, Planner, Heritage Preservation, Urban Design, City Planning gave a presentation on 1130-1134 and 1140 Yonge Street - 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 1130, 1132, 1134 and the listed heritage property at 1140 Yonge Street, under Part IV, Section 29 of the Ontario Heritage Act under the following categories: design and contextual value (1130-1134 Yonge Street) and design, associative and contextual value (1140 Yonge Street).

Located on the west side of Yonge Street directly south of Marlborough Avenue within the Ramsden Park neighbourhood, and adjacent to the Annex, Summerhill and South Rosedale neighbourhoods, the properties at 1130-1134 contain three, 3-storey main street commercial row buildings constructed together in 1894.

The property at 1140 Yonge Street (now known as the Pierce-Arrow Showroom) has been recognized on the City of Toronto's Heritage Register since September 25, 1978.

The property contains a single-storey commercial building originally constructed in 1930 as a Pierce-Arrow car dealership and showroom. Designed by Toronto architects Sparling, Martin & Forbes in 1930, the property is a rare surviving example in the city of the automobile showroom/dealership building typology. The building is also significant for its cast stone sculptural detailing created by the renowned local female artist and OCAD graduate (1919), Merle Foster. During the second half of the 20th century, the property was owned by the Canadian Broadcasting Corporation (CBC) and functioned as that organization's primary filming production studio in Toronto of notable series including Front Page Challenge, Mr. Dressup, Juliette, and the Tommy Hunter Show.

The properties at 1130-1134 and 1140 Yonge Street contribute architecturally, typologically and contextually to the eclectic mix of late-19th and early-20th century main street commercial and residential properties that characterize the historic upper Yonge streetscape.

Heritage Planning staff have undertaken research and evaluation and determined that the properties at 1130-1134 Yonge Street and the heritage property at 1140 Yonge Street meet Ontario Regulation 9/06, the criteria prescribed for municipal designation under Part IV, Section 29 of the Ontario Heritage Act under the following categories: design and contextual value (1130-1134 Yonge) and design, associative and contextual value (1140 Yonge). As such, the subject properties are significant built heritage resources.

The properties at 1134 and 1140 Yonge Street are subject to a current development application that has been appealed to the Ontario Land Tribunal (OLT). 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 appeal is not subject the revised legislation.

Designation enables City Council to review proposed alterations or demolitions to the property and enforce heritage property standards and maintenance.

Background Information

(August 12, 2021) Revised Report and Attachments 1-4 from the Senior Manager, Heritage Planning, Urban Design, City Planning - 1130-1134 and 1140 Yonge Street - 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-170216.pdf>)

(September 1, 2021) Staff Presentation - 1130-1134 and 1140 Yonge Street - 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-170310.pdf>)

(August 12, 2021) Report and Attachments 1-4 from the Senior Manager, Heritage Planning, Urban Design, City Planning - 1130-1134 and 1140 Yonge Street - 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-169930.pdf>)

Communications

(August 30, 2021) E-mail from David Harel (PB.Supp)

(August 30, 2021) Letter from Anna Cale (PB.Supp)

Speakers

Gita Cale