



Decision Letter

Toronto Preservation Board

Meeting No.	24	Contact	Ellen Devlin, Committee Administrator
Meeting Date	Wednesday, May 12, 2021	Phone	416-392-7033
Start Time	9:30 AM	E-mail	hertpb@toronto.ca
Location	Video Conference	Chair	Sandra Shaul

PB24.3	ACTION	Amended		Ward: 11
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Inclusion on the City of Toronto's Heritage Register, Intention to Designate under Part IV, Section 29 of the Ontario Heritage Act - 625 Church Street

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 625 Church Street under Part IV, Section 29 of the Ontario Heritage Act, in accordance with the Statement of Significance: 625 Church Street (Reasons for Designation) attached as Attachment 3 to the report (April 21, 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 bills 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 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.

Decision Advice and Other Information

The Toronto Preservation Board requested the Senior Manager, Heritage Planning, Urban Design, City Planning to review and refine the proposed heritage attributes (internal and external) and to report directly to the May 19, 2021 meeting of Toronto and East York Community Council on the amended attributes and on the findings of the review.

Alex Corey, Planner, Heritage Preservation, Urban Design, City Planning gave a presentation on Inclusion on the City of Toronto's Heritage Register, Intention to Designate under Part IV, Section 29 of the Ontario Heritage Act - 625 Church Street.

Origin

(April 21, 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 property at 625 Church Street under Part IV, Section 29 of the Ontario Heritage Act for its cultural heritage value for its design, associative and contextual values.

Located on the east side of Church Street between Charles Street and Isabella Street in the Church and Bloor neighbourhood, the property at 625 Church Street contains the Traders Building, which was constructed in 1956 for the Traders Finance Corporation and designed by the architectural firm of Marani and Morris. The six storey plus penthouse office building is a fine and representative example of the Neo-Georgian architectural style, and is part of a larger context within the Church and Bloor neighbourhood comprised of corporate office buildings, many designed by Marani and Morris, built during the pre- and post-World War II period. The Traders Building is historically linked with buildings located within the neighbourhood, including the Confederation Life, Manufacturers Life, and Crown Life Insurance Buildings, and is visually linked to the Crown Life Building, located at 120 Bloor Street East at the northwest corner of Church Street.

Following research and evaluation undertaken according to Ontario Regulation 9/06, the provincial criteria prescribed for municipal designation, it has been determined that the property at 625 Church Street merits 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 proposed alterations for the property, enforce heritage property standards and maintenance, and refuse demolition.

Background Information

(April 21, 2021) Report and Attachments 1-3 from the Senior Manager, Heritage Planning, Urban Design, City Planning - Inclusion on the City of Toronto's Heritage Register, Intention to Designate under Part IV, Section 29 of the Ontario Heritage Act - 625 Church Street

(<http://www.toronto.ca/legdocs/mmis/2021/pb/bgrd/backgroundfile-166261.pdf>)

(May 7, 2021) Staff Presentation - Inclusion on the City of Toronto's Heritage Register, Intention to Designate under Part IV, Section 29 of the Ontario Heritage Act - 625 Church Street

(<http://www.toronto.ca/legdocs/mmis/2021/pb/bgrd/backgroundfile-166775.pdf>)

Communications

(May 10, 2021) Letter from Caroline Bucksbaum and Residents of Bloor Walk Community (PB.Supp)

(May 10, 2021) Letter from Alison Chong (PB.Supp)

(May 10, 2021) Letter from David Bronskill, Goodmans LLP on behalf of Manulife Investment Management (PB.Supp)

(<http://www.toronto.ca/legdocs/mmis/2021/pb/comm/communicationfile-131453.pdf>)

Speakers

David Bronskill, Goodmans LLP
Alison Chong
Caroline Bucksbaum, Member, Bloor Walk Community