



Decision Letter

Toronto Preservation Board

Meeting No.	30	Contact	Ellen Devlin, Committee Administrator
Meeting Date	Monday, January 24, 2022	Phone	416-392-7033
Start Time	9:30 AM	E-mail	hertpb@toronto.ca
Location	Video Conference	Chair	Sandra Shaul

PB30.10	ACTION	Adopted		Ward: 11
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906 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 property at 906 Yonge Street (including the entrance address at 908 Yonge Street) under Part IV, Section 29 of the Ontario Heritage Act in accordance with the Statement of Significance: 906 Yonge Street (Reasons for Designation) attached as Attachment 3 to the report (January 20, 2022) 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 at 906 Yonge Street (including the entrance address at 908 Yonge Street) under Part IV, Section 29 of the Ontario Heritage Act.

Decision Advice and Other Information

Julia Smith, Planner, Heritage Preservation, Urban Design, City Planning gave a presentation on 906 Yonge Street - Notice of Intention to Designate a Property under Part IV, Section 29 of the Ontario Heritage Act.

Origin

(January 20, 2022) Report from the Senior Manager, Heritage Planning, Urban Design, City Planning

Summary

At its meeting on January 24, 2022, the Toronto Preservation Board considered Item [PB30.10](#) and made recommendations to City Council.

Summary from the report (January 20, 2022) from the Senior Manager, Heritage Planning, Urban Design, City Planning:

This report recommends that City Council state its intention to designate the property at 906 Yonge Street (including the entrance address at 908 Yonge Street) for its design and associative values under Part IV, Section 29 of the Ontario Heritage Act.

Constructed in 1928 to the designs of architect Mackenzie Waters as the furniture maker John I. Ridpath's company showroom and workshop, the property at 906 Yonge Street is located on the west side of Yonge Street, north of Davenport Road. The rear portion of the property, which contains a warehouse originally used to manufacture, store and ship furniture, is also visible from McMurrich Street to the west. The property is a representative example of the Tudor Revival architectural style, but is a rare application of this style to a commercial building in Toronto. The property also has important associations to the significant Toronto furniture manufacturer and retailer, Ridpath's Ltd., and its founder John I. Ridpath, as well as to architect Mackenzie Waters. Waters was a significant and influential Canadian architect in the early-20th century, whose early work in the 1920s and 1930s was firmly rooted in a knowledge of period architectural styles, including Tudor Revival.

The property at 906 Yonge Street was listed on the City of Toronto's Inventory of Heritage Properties (now known as the Heritage Register) by City Council on March 15, 1974.

Staff have completed the Research and Evaluation Report for the property at 906 Yonge Street and determined that the property meets Ontario Regulation 9/06, the criteria prescribed for municipal designation under Part IV, Section 29 of the Ontario Heritage Act, under the categories of design/physical and historical/associative value. As such, the property is a significant built heritage resource.

On November 3, 2021, a Zoning By-Law Amendment application was submitted to the City for 906 Yonge Street and 25 McMurrich Street to permit two 33-storey and 19-storey towers containing 401 residential dwelling units and 74.9 square metres of non-residential floor area. The proposal involves retention and alteration of a portion of the three-storey listed heritage building at 906 Yonge Street.

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 to 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 City Clerk issued a complete application notice for the aforementioned Zoning By-Law Amendment application for 906 Yonge Street and 25 McMurrich Street on December 10, 2021.

Council has until March 10, 2022 to issue a Notice of Intention to Designate the property. As such, this is an urgent matter for the Chief Planner and Executive Director, City Planning to bring forward for consideration by City Council on February 2, 2022.

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

Background Information

(January 20, 2022) Report and Attachments 1-3 from the Senior Manager, Heritage Planning, Urban Design, City Planning - 906 Yonge Street - Notice of Intention to Designate a Property under Part IV, Section 29 of the Ontario Heritage Act

<https://www.toronto.ca/legdocs/mmis/2022/pb/bgrd/backgroundfile-175439.pdf>

(January 21, 2022) Staff Presentation -906 Yonge Street - Notice of Intention to Designate a Property under Part IV, Section 29 of the Ontario Heritage Act

<https://www.toronto.ca/legdocs/mmis/2022/pb/bgrd/backgroundfile-175451.pdf>