

Cultural Heritage Resource Assessment

Cultural Heritage Resource Assessment (CHRA) report was completed in 2015-2017. The CHRA documents the area's archaeological and development history and identifies properties of cultural heritage value or interest for listing and designation. Properties have been screened for their cultural heritage value or interest on the basis of direct evidence. This includes an assessment of the integrity of a property, the strength of its physical features or attributes and its historic context. The CHRA is informing the development of planning policies and guidelines for Midtown and includes data and analysis to support the inclusion of heritage properties on the City's Heritage Register.

Recent Heritage Register Listings

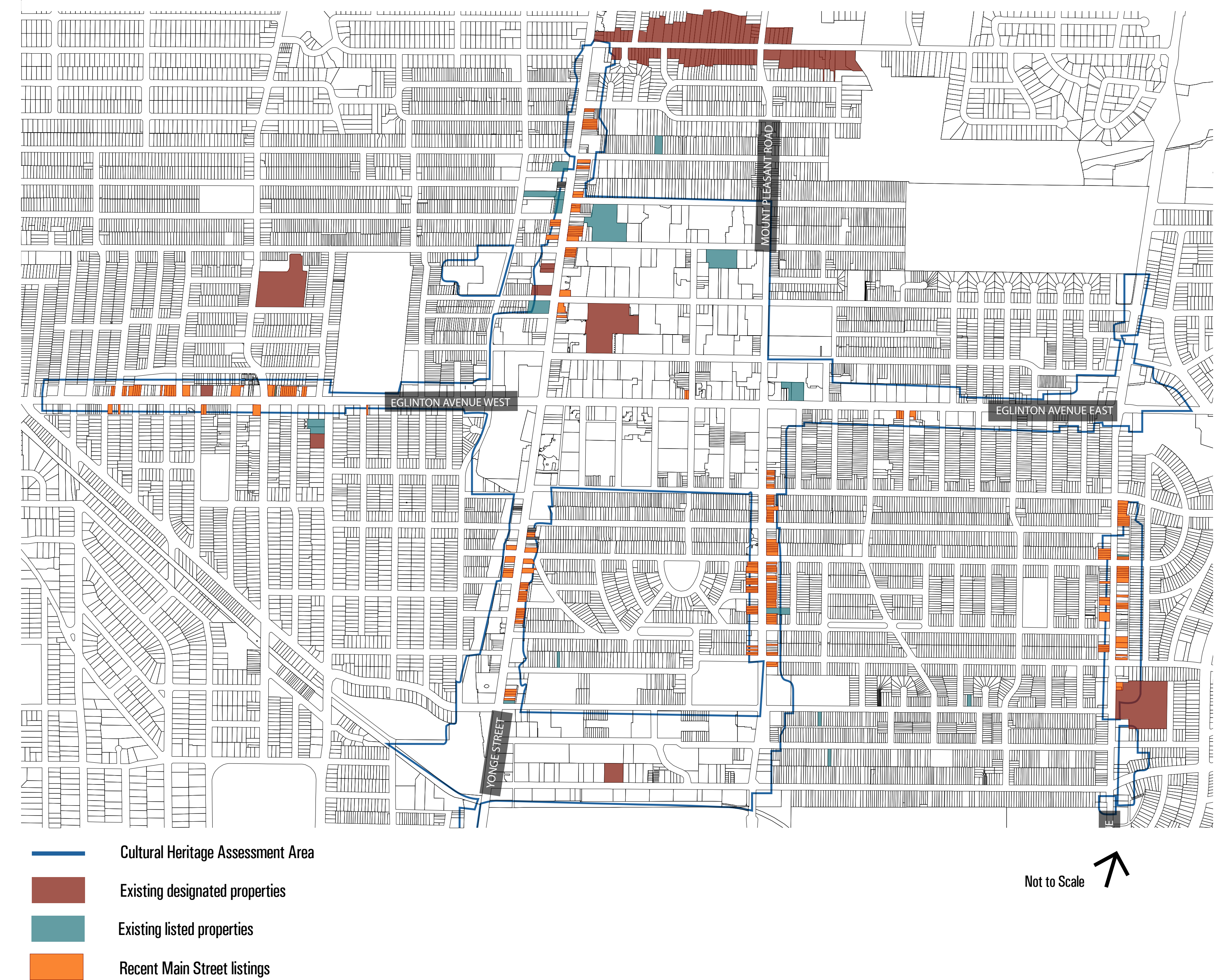
In October 2017, City Council approved the inclusion 258 "Main Street" properties within the Yonge-Eglinton Secondary Plan Area on the City's Heritage Register. These properties were located on both sides of Bayview Avenue, Eglinton Avenue East and West, Mount Pleasant Road and Yonge Street, all of which are important "Main Streets" in Midtown. It is the first large-scale listing report to employ a more streamlined approach to evaluate properties for inclusion on the City's Heritage Register with the aim of listing properties in a timely manner while undertaking local area studies.

Many of the commercial buildings included in this listing conform to the "Main Street Row" type, dating to the period between the First and Second World Wars. The two-storey structures have glazed commercial ground floors and residential or commercial uses above. These buildings were often designed in groups and form a contiguous streetscape with shared setbacks.

The "Main Street Block" type is also included in this listing and references more substantial and taller commercial buildings with apartments above, and feature detailing from one of the popular Period Revival and Classical Revival styles of the interwar period.

Next Steps

City staff will bring forward future listing and designation reports in 2018 for additional properties identified as having potential heritage value in the Midtown in Focus Cultural Heritage Resource Assessment.



What Do Listings Mean?

Pro-active listing of properties is intended to give greater clarity to property owners with regards to the City's interest and the application of Official Plan policies. Listed properties do not have any protection under the Ontario Heritage Act, except insofar as an owner must give the City a 60-day notice of his or her intention to demolish the listed property. Listing does not trigger maintenance requirements over and above existing property standards, it does not allow the City to withhold a building permit for non-demolition related alterations and it does not preclude a property from undergoing renovation or development.