

TORONTO STAFF REPORT

September 7, 2004

To: Toronto Preservation Board
Etobicoke York Community Council

From: Joe Halstead, Commissioner Economic Development, Culture and Tourism

Subject: 89 Kingsway Crescent (Isaac Scott House) – Application for Demolition under Section 34 of the *Ontario Heritage Act*
Etobicoke-Lakeshore - Ward 5

Purpose:

This report recommends that City Council refuse the application to demolish the building located on the property at 89 Kingsway Crescent (Isaac Scott House) under Section 34 of the Ontario Heritage Act.

Financial Implications and Impact Statement:

There are no financial implications resulting from the adoption of this report.

Recommendations:

It is recommended that:

- (1) City Council refuse the heritage permit application to demolish the building located on the property at 89 Kingsway Crescent (Isaac Scott House) under Section 34 of the *Ontario Heritage Act*;
- (2) the appropriate City Officials be authorized and directed to take the necessary action to give effect thereto.

Background:

The property is located on the east side of Kingsway Crescent, south of Dundas Street West and west of Humber River, as shown in Attachment No.1. The property, as shown in Attachment No. 2, was included on the City's Inventory of Heritage Properties, for its historical and architectural significance in Etobicoke.

On July 15, 2004, the owner of the property 89 Kingsway Crescent applied for a residential demolition permit under section 33 of the Planning Act and for construction of a new single detached dwelling (building permits no. 04-157.152 and 04-159.415).

City Council, at its meeting held on July 20, 21 and 22, 2004, passed Clause 33 stating its intention to designate the property under Part IV of the *Ontario Heritage Act*. The Notice of Intention to Designate has been served on the owner and advertised on July 30, 2004. The planning consultant for the owner applied to the Clerk for demolition under section 34 of the *Ontario Heritage Act* on a letter dated August 26, 2004.

Comments:

Since Council has expressed its intent to designate the property at 89 Kingsway Crescent under the *Ontario Heritage Act*, the owner must seek Council's approval for any demolition on this property. Council must respond to an application to demolish made under the *Ontario Heritage Act* within 90 days or the application is deemed to be approved. Culture Division staff recommends that the application be denied because the building merits retention under the *Ontario Heritage Act*. Under this Act, demolition can be delayed until 180 days have passed from the date of Council's refusal and the owner has obtained a building permit for a replacement building. The delay in demolition offers an opportunity to explore options for the retention of this significant heritage building.

Conclusions:

It is recommended that City Council refuse the application to demolish the building located on the property at 89 Kingsway Crescent (Isaac Scott House) under Section 34 of the *Ontario Heritage Act*.

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Joe Halstead
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List of Attachments:

Attachment No. 1	Location Map
Attachment No. 2	Photographs