

**109 Atlantic Avenue – Inclusion On Heritage Inventory**

<b>Date:</b>	January 9, 2007
<b>To:</b>	Toronto Preservation Board and Toronto and East York Community Council
<b>From:</b>	Director, Policy and Research, City Planning Division
<b>Wards:</b>	Trinity-Spadina – Ward 19
<b>Reference Number:</b>	

**SUMMARY**

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This report recommends that City Council include the property at 109 Atlantic Avenue (Gowans, Kent and Company Warehouse) on the City of Toronto Inventory of Heritage Properties.

The property owners have agreed to the proposed inclusion of the property on the City's heritage inventory. The owners plan to convert the existing early 20<sup>th</sup> century industrial building to commercial uses while retaining its heritage attributes. The proposed alterations do not negatively affect the heritage attributes of the heritage building.

**RECOMMENDATIONS**

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It is recommended that:

1. City Council include the property at 109 Atlantic Avenue (Gowans, Kent and Company Warehouse) on the City of Toronto Inventory of Heritage Properties; and
2. The alterations to the heritage building be approved subject to the owner:
  - a. prior to final site plan approval:
    - (i) providing a Conservation Plan for the restoration of the Gowans, Kent and Company Warehouse;
    - (ii) providing a landscape plan for the subject property;

- b. prior to the issuance of any building permit on the subject property:
    - (i) providing a Letter of Credit to secure all work included in the Conservation Plan;
    - (ii) providing a record of the as-found condition;
    - (iii) providing final plans;
  - c. prior to the release of the Letter of Credit:
    - (i) providing and implementing an Interpretation Program; and
3. The appropriate City Officials be authorized and directed to take necessary action to give effect thereto.

### **Financial Impact**

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

### **DECISION HISTORY**

At its meeting of September 13, 2006, the Toronto and East York Community Council deferred consideration of the report (August 17, 2005) from the Director, Policy and Research, City Planning Division, concerning the proposed designation of the property at 109 Atlantic Avenue under Part IV of the *Ontario Heritage Act* and the approval of alterations to a heritage building. The report was deferred to the first meeting of the Toronto Preservation Board in 2007 to permit additional consultation with the owners, provided that the property owners gave an undertaking not to apply for a demolition permit.

### **ISSUE BACKGROUND**

Following a meeting with Planning Division staff, the property owners have agreed to the inclusion of the property at 109 Atlantic Avenue on the City of Toronto Inventory of Heritage Properties rather than to its designation under Part IV of the *Ontario Heritage Act*. Planning Division staff support the changes to the recommendations because the owners have agreed to respect the heritage attributes described in the Reasons for Listing (Attachment No. 3) in the conversion of the building for commercial uses.

The applicant is proposing to restore the exterior elevations and insert storefronts into the ground level (Attachment No. 4). The new storefronts will permit retail uses as part of the adaptive reuse of the building.

### **COMMENTS**

A location map (Attachment No. 1) and photographs (Attachment No. 2) are attached. The Reasons for Listing (Attachment No. 3) outline the cultural heritage value and heritage attributes of the property.

The property at 109 Atlantic Avenue (Gowans, Kent and Company Warehouse) merits inclusion on the City of Toronto Inventory of Heritage Properties for its cultural heritage value as a representative example of an early 20<sup>th</sup> century industrial warehouse that supports the character of the Liberty Street neighbourhood as it evolves with the conversion of heritage buildings to new uses. Listing will provide sufficient protection from unsympathetic alterations to the building or demolition due to recent changes in the Ontario Heritage Act.

The proposed conversion of the building involves the lowering of some of the windows at the ground level along the north, east and south elevations to provide larger openings for commercial purposes. The proposed storefronts have been designed in a manner that respects the existing form and structure of the facades while remaining contemporary in their design. Staff is supportive of the proposed storefront design as it is respectful of the architectural character and will permit the adaptive reuse of the building as a retail centre for the Liberty Village community.

## **CONCLUSION**

It is recommended that City Council include the property at 109 Atlantic Avenue (Gowans, Kent and Company Warehouse) on the Inventory of Heritage Properties and approve the proposed alterations to the heritage building.

## **CONTACT**

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## **SIGNATURE**

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Barbara Leonhardt  
Director, Policy and Research

## **ATTACHMENTS**

Attachment No. 1: Location Map  
Attachment No. 2: Photographs  
Attachment No. 3: Reasons for Listing  
Attachment No. 4: Proposed Alterations