

September 1, 2006

To: Toronto and East York Community Council

From: Toronto Preservation Board

Subject: 109 Atlantic Avenue (Gowans, Kent and Company Warehouse) - Intention to Designate under Part IV of the *Ontario Heritage Act* and Approval of Alterations to a Heritage Building (Ward 19 Trinity-Spadina)

Action taken by the Board:

The Toronto Preservation Board deferred consideration of the report (August 17, 2006) from the Director, Policy and Research, City Planning Division, until the first meeting of the Board in 2007, subject to the Manager, Heritage Preservation Services, receiving an undertaking that the Owner will not apply for a demolition permit.

Background:

The Toronto Preservation Board on August 31, 2006, considered a report (August 17, 2006) from the Director, Policy and Research, City Planning Division.

Recommendations:

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;
- (2) City Council state its intention to designate the property at 109 Atlantic Avenue (Gowans, Kent and Company Warehouse) under Part IV of the *Ontario Heritage Act*;
- (3) if there are no objections to the designation in accordance with Section 29(6) of the *Ontario Heritage Act*, the solicitor be authorized to introduce the Bills in Council designating the property under Part IV of the *Ontario Heritage Act*;
- (4) if there are any objections in accordance with Section 29(7) of the *Ontario Heritage Act*, the Clerk be directed to refer the proposed designation to the Conservation Review Board;

- (5) the alterations to the heritage building at 109 Atlantic Avenue, be approved substantially in accordance with the plans by IBI Group Architects, as identified in Attachment 4, on file with the Manager of Heritage Preservation Services, 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, satisfactory to the Manager of Heritage Preservation Services; and
 - (ii) providing a landscape plan for the subject property;
 - (b) prior to the issuance of any building permit, including a permit for the demolition, excavation, and/or shoring on the subject property:
 - (i) providing a Letter of Credit, in a form and an amount satisfactory to the Chief Planner and Executive Director, City Planning Division, to secure all work included in the Conservation Plan;
 - (ii) providing a record of the as-found condition of all buildings currently located on the subject property; and
 - (iii) providing final plans satisfactory to the Manager of Heritage Preservation Services;
 - (c) prior to the release of the Letter of Credit:
 - (i) providing and implementing an Interpretation Program for the Gowans, Kent and Company Warehouse, satisfactory to the Manager of Heritage Preservation Services; and
- (6) the appropriate City officials be authorized and directed to take the necessary action to give effect thereto.

Kim Kovar, Aird & Berlis LLP, Barristers and Solicitors, addressed the Toronto Preservation Board.

City Clerk

Colleen O'Neill/mh