

January 29, 2007

**To:** Toronto and East York Community Council

**From:** Toronto Preservation Board

**Subject:** 109 Atlantic Avenue – Inclusion on Heritage Inventory  
(Ward 19 Trinity-Spadina)

**Recommendations:**

**The Toronto Preservation Board recommended to the Toronto and East York Community Council 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.**

Background:

The Toronto Preservation Board on January 29, 2007, considered a report (January 9, 2007) from the Director, Policy and Research, City Planning Division.

The following persons addressed the Toronto Preservation Board:

- Bill Dalton, Associate, IBI Group; and
- Mervyn Blumberg, IBI Group.

City Clerk

Colleen O'Neill/mh

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