
Toronto Preservation Board

Meeting No.	11	Contact	Colleen O'Neill, Committee Secretary
Meeting Date	Thursday, January 24, 2008	Phone	416-392-5227
Start Time	2:00 PM	E-mail	coneill1@toronto.ca
Location	Committee Room 1, City Hall		

Toronto Preservation Board		
Mary Louise Ashbourne Adriana Balen Alan Dudeck Patrice A. Dutil Edith Geduld	Paul Gogan Yew-Thong Leong Prishram Jain Jennifer Rieger Councillor Kyle Rae	Robert Saunders Councillor Michael Thompson Councillor Adam Vaughan <i>Representative of Toronto and East York Community Preservation Panel</i>

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Declarations of Interest under the Municipal Conflict of Interest Act

Speakers/Presentations:

2:15 p.m. Items 2, 3, 4
2:30 p.m. Items 5, 6, 7
2:45 p.m. Items 8, 9, 10

A complete list will be distributed at the meeting

PB11.1	ACTION			
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Election of Chair and Vice Chair

Summary

Election of Chair and Vice Chair

PB11.2	ACTION			Ward: 22
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63 and 69 Lonsdale Road - Inclusion on Heritage Inventory

(November 14, 2007) Report from Director, Policy and Research, City Planning Division

Recommendations

The City Planning Division recommends that:

1. City Council include the property at 63 Lonsdale Road (Lonsdale Road Cottage) on the City of Toronto Inventory of Heritage Properties; and
2. City Council include the property at 69 Lonsdale Road (Lonsdale Road Cottage) on the City of Toronto Inventory of Heritage Properties.

Financial Impact

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

Summary

This report recommends that City Council include the properties at 63 and 69 Lonsdale Road on the City of Toronto Inventory of Heritage Properties.

The inclusion of the two properties on the City's heritage inventory would enable staff to monitor applications affecting the sites and encourage the retention of their heritage attributes.

Background Information

Staff Report

(<http://www.toronto.ca/legdocs/mmis/2008/pb/bgrd/backgroundfile-9733.pdf>)

Attachment 1

(<http://www.toronto.ca/legdocs/mmis/2008/pb/bgrd/backgroundfile-9734.pdf>)

Attachment 2

(<http://www.toronto.ca/legdocs/mmis/2008/pb/bgrd/backgroundfile-9735.pdf>)

Attachment 3

(<http://www.toronto.ca/legdocs/mmis/2008/pb/bgrd/backgroundfile-9736.pdf>)

PB11.3	ACTION			Ward: 32
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75 Elmer Avenue – Inclusion on Heritage Inventory

(November 14, 2007) Report from Director, Policy and Research, City Planning Division

Recommendations

The City Planning Division recommends that:

1. City Council include the property at 75 Elmer Avenue (Herbert W. Waters House) on the City of Toronto Inventory of Heritage Properties.

Financial Impact

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

Summary

This report recommends that City Council include the property at 75 Elmer Avenue (Herbert W. Waters House) on the City of Toronto Inventory of Heritage Properties.

The inclusion of the property on the City's heritage inventory would enable staff to monitor applications affecting the site and encourage the retention of its heritage attributes.

Background Information

Staff Report

(<http://www.toronto.ca/legdocs/mmis/2008/pb/bgrd/backgroundfile-9737.pdf>)

Attachment 1

(<http://www.toronto.ca/legdocs/mmis/2008/pb/bgrd/backgroundfile-9738.pdf>)

Attachment 2

(<http://www.toronto.ca/legdocs/mmis/2008/pb/bgrd/backgroundfile-9739.pdf>)

Attachment 3

(<http://www.toronto.ca/legdocs/mmis/2008/pb/bgrd/backgroundfile-9740.pdf>)

PB11.4	ACTION			Ward: 9
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2822 Keele Street - Designation, Part IV, Section 29, Ontario Heritage Act

(November 8, 2007) Report from Director, Policy and Research, City Planning Division

Recommendations

The City Planning Division recommends that:

1. City Council state its intention to designate the property at 2822 Keele Street (Downsview United Church) under Part IV, Section 29 of the Ontario Heritage Act;
2. 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; and
3. If there are objections in accordance with Section 29(7) of the Ontario Heritage Act, the Clerk be directed to refer the proposed designation for which there is an objection to the Conservation Review Board.

Financial Impact

There are no financial implications resulting from the adoption of this report. The public Notice of Intention to Designate will be advertised on the City's web site in accordance with the City of Toronto Act provisions.

Summary

This report recommends that City Council state its intention to designate the property at 2822 Keele Street (Downsview United Church) under Part IV, Section 29 of the Ontario Heritage Act. The property is listed on the City of Toronto Inventory of Heritage Properties.

Downsview United Church is one of only three surviving 19th century properties in Downsview included on the City's heritage inventory. The proposed designation of the site would enable the property owners to qualify for restoration grants from the Toronto Heritage Grant Program.

Background Information

Staff Report

<http://www.toronto.ca/legdocs/mmis/2008/pb/bgrd/backgroundfile-9741.pdf>

Attachment 1

<http://www.toronto.ca/legdocs/mmis/2008/pb/bgrd/backgroundfile-9742.pdf>

Attachment 2

<http://www.toronto.ca/legdocs/mmis/2008/pb/bgrd/backgroundfile-9743.pdf>

Attachment 3

<http://www.toronto.ca/legdocs/mmis/2008/pb/bgrd/backgroundfile-9744.pdf>

PB11.5	ACTION			Ward: 27
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21 Elm Avenue, Demolition of a Structure within the South Rosedale Heritage Conservation District and Approval of Replacement Structures

(December 20, 2007) Report from Director, Policy and Research, City Planning Division

Recommendations

The City Planning Division recommends that:

1. Council approve the request to demolish the coach house/garage at the rear of 21 Elm Avenue in the South Rosedale Heritage Conservation District, in accordance with Section 42 (1) of the Ontario Heritage Act; and
2. The plans for the replacement buildings, a pair of semi-detached houses located on the rear portion of the property, severed off and fronting on to Rachael Street as shown in the plans submitted by the applicant, John Agnidis, Drawing Room Architects Inc. including; Landscape Plan 20F dated Dec. 13/ 07, Plans A0 to A4 dated Dec. 12/ 07, A5 dated Dec 11/ 07 and A6 dated Oct. 17/ 07, all date stamped received by Heritage Preservation Services Dec 17/ 07, on file with the Manager, Heritage Preservation Services, be approved, and that the replacement structure be constructed substantially in accordance with the submitted plans, subject to the owner providing;
 - a. prior to the issuance of any building permit for the replacement building fronting on to Rachael Street, including a permit for the demolition, excavation, and/or shoring of the subject property, building permit drawings satisfactory to the Manager, Heritage Preservation Services; and
 - b. prior to the issuance of any building permit for a new garage at 21 Elm Avenue, including a permit for the demolition, excavation, and/or shoring of the subject property, building permit drawings and landscape plans for the garage, driveway and landscaping satisfactory to the Manager, Heritage Preservation Services.

Financial Impact

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

Summary

This report recommends that Council approve the demolition of a coach house/garage in the South Rosedale Heritage Conservation District, (SRHCD) and approve the design of the replacement structures, with a condition that the owner obtain approval from the Manager, Heritage Preservation Services for the final building permit plans.

The existing coach house structure does not contribute to the heritage character of the SRHCD and the replacement structures are substantially in accordance with the SRHCD Study Guidelines.

Background Information

Staff Report

(<http://www.toronto.ca/legdocs/mmis/2008/pb/bgrd/backgroundfile-9950.pdf>)

Attachment 1

(<http://www.toronto.ca/legdocs/mmis/2008/pb/bgrd/backgroundfile-9951.pdf>)

Attachment 2

(<http://www.toronto.ca/legdocs/mmis/2008/pb/bgrd/backgroundfile-9952.pdf>)

Attachment 3

(<http://www.toronto.ca/legdocs/mmis/2008/pb/bgrd/backgroundfile-9953.pdf>)

Attachment 4

(<http://www.toronto.ca/legdocs/mmis/2008/pb/bgrd/backgroundfile-9954.pdf>)

Attachment 5

(<http://www.toronto.ca/legdocs/mmis/2008/pb/bgrd/backgroundfile-9955.pdf>)

Attachment 6

(<http://www.toronto.ca/legdocs/mmis/2008/pb/bgrd/backgroundfile-9956.pdf>)

Attachment 7

(<http://www.toronto.ca/legdocs/mmis/2008/pb/bgrd/backgroundfile-9957.pdf>)

PB11.6	ACTION			Ward: 30
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670, 672 and 674 Broadview Avenue – Intention to Designate, Part IV, Section 29, Ontario Heritage Act

(December 20, 2007) Report from Director, Policy and Research, City Planning Division

Recommendations

The City Planning Division recommends that:

1. City Council state its intention to designate the property at 670 Broadview Avenue (John Treloar House) under Part IV, Section 29 of the Ontario Heritage Act;
2. City Council state its intention to designate the property at 672 Broadview Avenue (Frederick Booz House) under Part IV, Section 29 of the Ontario Heritage Act;
3. City Council state its intention to designate the property at 674 Broadview Avenue (Robert Fair House) under Part IV, Section 29 of the Ontario Heritage Act;
4. If there are no objections to the designations in accordance with Section 29(6) of the Ontario Heritage Act, the solicitor be authorized to introduce the Bills in Council designating the properties under Part IV, Section 29 of the Ontario Heritage Act; and
5. If there are objections in accordance with Section 29(7) of the Ontario Heritage Act, the Clerk be directed to refer the proposed designations to the Conservation Review Board.

Financial Impact

There are no financial implications resulting from the adoption of this report. The public Notices of Intention to Designate will be advertised on the City's web site in accordance with the City of Toronto Act provisions.

Summary

This report recommends that City Council state its intention to designate the three properties at 670, 672 and 674 Broadview Avenue under Part IV, Section 29 of the Ontario Heritage Act. The properties were listed on the City of Toronto Inventory of Heritage Properties in 2006.

At its meeting of November 27, 2007, the Toronto and East York Community Council referred a motion regarding the proposed designation of the properties at 670, 672 and 674 Broadview Avenue to the Toronto Preservation Board.

Background Information

Staff Report

<http://www.toronto.ca/legdocs/mmis/2008/pb/bgrd/backgroundfile-9958.pdf>

Attachment 1

<http://www.toronto.ca/legdocs/mmis/2008/pb/bgrd/backgroundfile-9959.pdf>

Attachment 2

<http://www.toronto.ca/legdocs/mmis/2008/pb/bgrd/backgroundfile-9960.pdf>

Attachment 3

<http://www.toronto.ca/legdocs/mmis/2008/pb/bgrd/backgroundfile-9961.pdf>

Attachment 4

<http://www.toronto.ca/legdocs/mmis/2008/pb/bgrd/backgroundfile-9962.pdf>

Attachment 5

<http://www.toronto.ca/legdocs/mmis/2008/pb/bgrd/backgroundfile-9963.pdf>

PB11.7	ACTION			Ward: 20
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222 Bremner Boulevard - The John Street Roundhouse - Approval of Alterations to a Heritage Building

(January 3, 2008) Report from Director, Policy and Research, City Planning Division

Recommendations

The City Planning Division recommends that the alterations to the heritage building at 222 Bremner be approved substantially in accordance with the Heritage Impact Statement for the John Street Roundhouse, revised November, 2007, prepared by IBI Group Architects Ltd., received by City Planning Division November 8, 2007, on file with the Manager Heritage Preservation Services, subject to the owner:

1. Prior to final site plan approval;
 - providing signage guidelines for the exterior of the building and site.

- entering into a Heritage Easement Agreement with the City for the entire subject property.
2. Prior to the issuance of any building permit for 222 Bremner Boulevard including a permit for the demolition, excavation, and/or shoring of the subject property:
- providing final architectural drawings of the exterior and interior alterations satisfactory to the Manager of Heritage Preservation Services.
 - conducting a condition assessment of the building.
 - providing a Conservation Plan satisfactory to the Manager, Heritage Preservation Services.
 - providing a letter of credit, in a form and an amount satisfactory to the Chief Planner and Executive Director, City Planning Division, to secure any work identified and included in the Conservation Plan.
3. Prior to release of the Letter of Credit:
- Completion of all work outlined in the Conservation Plan.

Financial Impact

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

Summary

This report recommends that City Council approve alterations to the Designated property at 222 Bremner Boulevard.

The John Street Roundhouse is identified for architectural and historical reasons. It is important both in its local significance to the economic and social development of Toronto and in its national historic significance to the contribution of railroads to Canada's development.

The Roundhouse complex occupies the block immediately south of the CN Tower, bounded by Bremner Boulevard on the north, and Lakeshore Boulevard and the Gardiner Expressway to the south (see Attachment No. 1).

The purpose of this report is to identify and approve alterations that allow for the base building fit-out that supports the adaptive re-use for both museum and retail purposes.

Background Information

Staff Report

<http://www.toronto.ca/legdocs/mmis/2008/pb/bgrd/backgroundfile-9964.pdf>

Attachments 1-9

<http://www.toronto.ca/legdocs/mmis/2008/pb/bgrd/backgroundfile-9965.pdf>

PB11.8	ACTION			Ward: 19
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2 Strachan Avenue – Intention to Designate, Part IV, Section 29, Ontario Heritage Act

(January 4, 2008) Report from Director, Policy and Research, City Planning Division

Recommendations

The City Planning Division recommends that:

1. City Council state its intention to designate the property at 2 Strachan Avenue (Automotive Building) under Part IV, Section 29 of the Ontario Heritage Act;
2. 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, Section 29 of the Ontario Heritage Act; and
3. If there are 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.

Financial Impact

There are no financial implications resulting from the adoption of this report. The public Notice of Intention to Designate will be advertised on the City's web site in accordance with the City of Toronto Act provisions.

Summary

This report recommends that City Council state its intention to designate the property at 2 Strachan Avenue (Automotive Building) under Part IV of the Ontario Heritage Act. The property was listed on the inaugural City of Toronto Inventory of Heritage Properties in 1973.

At its meeting of December 6, 2007, the Toronto Preservation Board approved the recommendations in the report (November 29, 2007) entitled "Automotive Building at Exhibition Place - Approval of Alterations to a Heritage Building, and Authority to Enter in a Heritage Easement Agreement." The report indicated that as part of the redevelopment of the property, Exhibition Place has agreed to the heritage designation of the Automotive Building.

Background Information

Staff Report

<http://www.toronto.ca/legdocs/mmis/2008/pb/bgrd/backgroundfile-9999.pdf>

Attachment 1 - Location Map

<http://www.toronto.ca/legdocs/mmis/2008/pb/bgrd/backgroundfile-10000.pdf>

Attachment 2 - Photographs

<http://www.toronto.ca/legdocs/mmis/2008/pb/bgrd/backgroundfile-10001.pdf>

Attachment 3 - Reasons for Listing

<http://www.toronto.ca/legdocs/mmis/2008/pb/bgrd/backgroundfile-10002.pdf>

PB11.9	Information			
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Minutes of Community Preservation Panels

Summary

Forwarding for information Minutes of the Community Preservation Panels.

Background Information

North York Community Preservation Panel Minutes Report No. 7 - November 27, 2007
(<http://www.toronto.ca/legdocs/mmis/2008/pb/bgrd/backgroundfile-9970.pdf>)

Presentation

PB11.10	ACTION			Ward: All
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Adoption of the Standards and Guidelines for the Conservation of Historic Places in Canada

(January 7, 2008) Report from Chief Planner and Executive Director, City Planning Division

Recommendations

The City Planning Division recommends that:

1. Council adopt the Standards and Guidelines for the Conservation of Historic Places in Canada as the official document guiding planning, stewardship and conservation approach for all listed and designated heritage resources within the City of Toronto.
2. The Standards and Guidelines for the Conservation of Historic Places in Canada be updated as new content is made available by the Parks Canada Agency or the Historic Places Initiative and its partners.

Financial Impact

There is no financial impact associated with the adoption of these recommendations.

Summary

This report recommends the adoption of the Standards and Guidelines for the Conservation of Historic Places in Canada as the official standards and guidelines for planning, stewardship and conservation of heritage resources within the City of Toronto.

The Standards and Guidelines for the Conservation of Historic Places in Canada is a benchmark document to guide the conservation approach to recognized heritage resources. Adopted standards and guidelines ensure consistent stewardship and transparent decision making for advisory groups, council, developers and staff.

Background Information

Staff Report

<http://www.toronto.ca/legdocs/mmis/2008/pb/bgrd/backgroundfile-10003.pdf>