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## Toronto Preservation Board

<b>Meeting No.</b>	13	<b>Contact</b>	Colleen O'Neill, Committee Secretary
<b>Meeting Date</b>	Friday, April 18, 2008	<b>Phone</b>	416-392-5227
<b>Start Time</b>	2:00 PM	<b>E-mail</b>	coneill1@toronto.ca
<b>Location</b>	Committee Room 1, City Hall		

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Toronto Preservation Board		
Robert Saunders, Chair Adriana Balen, Vice Chair Mary Louise Ashbourne Alan Dudeck Patrice A. Dutil	Edith Geduld Paul Gogan Peggy Hlobil-Emmenegger Prishram Jain Yew-Thong Leong	Councillor Kyle Rae Jennifer Rieger Councillor Michael Thompson Councillor Adam Vaughan

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### **Declarations of Interest under the Municipal Conflict of Interest Act**

**Speakers/Presentations:**

**A complete list will be distributed at the meeting**

**Confirmation of Minutes - March 27, 2008**

PB13.1	Information			
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**Toronto Preservation Board - Upcoming Reports**

(April 8, 2008) Memo from Heritage Preservation Services

**Summary**

Advising that the following reports will be considered at the May 22, 2008 meeting of the Toronto Preservation Board:

- a. 569 Broadview Avenue and 9 Tennis Crescent - Inclusion on Heritage Inventory (Ward 30-Toronto Danforth)

PB13.2	ACTION			Ward: 18
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**243 Perth Avenue - Inclusion on Heritage Inventory**

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

**Recommendations**

The City Planning Division recommends that:

1. City Council include the property at 243 Perth Avenue (Perth Avenue Methodist Church) 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 243 Perth Avenue, containing the building historically known as Perth Avenue Methodist Church, on the City of Toronto Inventory of Heritage Properties.

The property owner is planning to redevelop part of the site. The inclusion of the property on the City's heritage inventory would enable staff to monitor any proposed changes to the site and encourage the retention of the building's heritage values and attributes.

## Background Information

Staff Report - 243 Perth Avenue

(<http://www.toronto.ca/legdocs/mmis/2008/pb/bgrd/backgroundfile-12046.pdf>)

Attachment 1

(<http://www.toronto.ca/legdocs/mmis/2008/pb/bgrd/backgroundfile-12047.pdf>)

Attachment 2

(<http://www.toronto.ca/legdocs/mmis/2008/pb/bgrd/backgroundfile-12048.pdf>)

Attachment 3

(<http://www.toronto.ca/legdocs/mmis/2008/pb/bgrd/backgroundfile-12049.pdf>)

PB13.3	ACTION			Ward: 20
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## 222 Bremner Boulevard - Partial Repeal and Amendment of Designating By-law

(March 14, 2008) Report from Director, Policy and Research, City Planning Division

### Recommendations

The City Planning Division recommends that:

1. City Council partially repeal City of Toronto By-law No. 1996-0385, designating the property at 222 Bremner Boulevard under Part IV, Section 29 of the Ontario Heritage Act, to remove the references to the portions of the site legally described as Plan 64R-13541, Parts 2 to 9, from Schedules “A” and “C”.
2. City Council amend City of Toronto By-law No. 1996-0385 to remove reference to the Machine Shop Annex from the Reasons for Designation that form Schedule “B” of the designating by-law.
3. If there are no objections to the proposed partial repeal and amendment of the designating by-law in accordance with Sections 30.1(6) and 31(5) of the Ontario Heritage Act, the solicitor be authorized to introduce the Bills in Council.
4. If there are objections in accordance with Sections 30.1(6) and 31(5) of the Ontario Heritage Act, the Clerk be directed to refer the proposed partial repeal and amendment of the designating by-law to the Conservation Review Board.

### Financial Impact

There are no financial implications resulting from the adoption of this report. The public Notices of the partial repeal of the designating by-law will be advertised on the City’s web site according to the provisions of the City of Toronto Act.

### Summary

This report recommends that City Council partially repeal and amend City of Toronto By-law #1996-0385, designating the property at 222 Bremner Boulevard under Part IV, Section 29 of the Ontario Heritage Act, to remove the portion of the site known as the Hydro Option Lands

from the legal description and remove reference to the Machine Shop Annex from the Reasons for Designation.

As the result of a Hydro Purchase Option Agreement dated October 5, 1992, the City of Toronto has a legal obligation to transfer the Hydro Option Lands to Hydro One as the location for a new electrical facility. Because the heritage by-law designating the CPR John Street Roundhouse complex includes part of the Hydro Option Lands with the Machine Shop Annex that is attached to the Roundhouse, the by-law requires partial repeal and amending to unencumber the portion of the site slated for the transformer station.

### **Background Information**

Staff Report - 222 Bremner Blvd.

(<http://www.toronto.ca/legdocs/mmis/2008/pb/bgrd/backgroundfile-12071.pdf>)

Attachment 1

(<http://www.toronto.ca/legdocs/mmis/2008/pb/bgrd/backgroundfile-12072.pdf>)

Attachment 2

(<http://www.toronto.ca/legdocs/mmis/2008/pb/bgrd/backgroundfile-12073.pdf>)

PB13.4	ACTION			Ward: 25
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### **112 Blythwood Road, Demolition of a Structure within the Blythwood Heritage Conservation District and Approval of a Replacement Structure**

(March 27, 2008) Report from Director, Policy and Research, City Planning Division

### **Recommendations**

The City Planning Division recommends that:

1. City Council approve the request to demolish the house at 112 Blythwood Road in the Blythwood Heritage Conservation District, in accordance with Section 42 (1) of the Ontario Heritage Act;
2. City Council approve the plans for the replacement buildings, as shown in the plans submitted by the applicant, Sam Spagnuolo, CS&P Architects, Inc. including; Landscape Plan 20F dated Dec. 13/ 07, Plans 2 to 9 dated revised March 28, 2008, all date stamped received by Heritage Preservation Services March 28, 2008, on file with the Manager, Heritage Preservation Services, and that the replacement structure be constructed substantially in accordance with the submitted plans, subject to the owner;
  - a. Prior to the issuance of any building permit for the replacement buildings located at 112 Blythwood Road, including a permit for the demolition, excavation, and/or shoring of the subject property, providing building permit drawings 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 City Council approve the demolition of an un-rated house in the Blythwood Heritage Conservation District, (BHCD) and approve the design of the replacement structure, with a condition that the owner obtain approval from the Manager, Heritage Preservation Services (HPS) for the final building permit plans.

The existing house does not contribute to the heritage character of the BHCD and the replacement house is in accordance with the BHCD Study Guidelines.

## Background Information

Staff Report - 112 Blythwood Rd.

(<http://www.toronto.ca/legdocs/mmis/2008/pb/bgrd/backgroundfile-12074.pdf>)

Attachment 1

(<http://www.toronto.ca/legdocs/mmis/2008/pb/bgrd/backgroundfile-12075.pdf>)

Attachment 2

(<http://www.toronto.ca/legdocs/mmis/2008/pb/bgrd/backgroundfile-12076.pdf>)

Attachment 3

(<http://www.toronto.ca/legdocs/mmis/2008/pb/bgrd/backgroundfile-12077.pdf>)

Attachment 4

(<http://www.toronto.ca/legdocs/mmis/2008/pb/bgrd/backgroundfile-12078.pdf>)

Attachment 5

(<http://www.toronto.ca/legdocs/mmis/2008/pb/bgrd/backgroundfile-12079.pdf>)

Attachment 6

(<http://www.toronto.ca/legdocs/mmis/2008/pb/bgrd/backgroundfile-12080.pdf>)

PB13.5	ACTION			Ward: 27
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## 832 Bay Street (McLaughlin Motor Car Showroom) – Approval of Alterations to a Heritage Building, and Authority to Enter into a Heritage Easement Agreement

(April 2, 2008) Report from Director, Policy and Research, City Planning Division

## Recommendations

The City Planning Division recommends that

1. City Council approve the alterations to the heritage building at 832 Bay Street, substantially in accordance with the Heritage Impact Statement (Conservation Strategy) Supplementary Report for 832 Bay Street (McLaughlin Motor Car Showroom, prepared by E.R.A. Architects Ltd., dated March 14, 2008, on file with the Manager, Heritage Preservation Services, subject to the owner:

- a. Prior to introduction of Bills in Council;
    - entering into a Heritage Easement Agreement with the City for the retained and reconstructed portion of 832 Bay Street (McLaughlin Motor Car Showroom), including design guidelines for exterior signage;
    - providing a detailed Conservation and Restoration Plan, prepared by a qualified heritage consultant, detailing the dismantling, storage, restoration and reconstruction of 832 Bay Street (McLaughlin Motor Car Showroom) satisfactory to the Manager, Heritage Preservation Services;
  - b. Prior to the issuance of any building permit for 832 Bay Street (McLaughlin Motor Car Showroom), including a permit for the demolition, excavation, and/or shoring of the subject property;
    - 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 and Restoration Plan;
    - providing a record of the as-found condition of 832 Bay Street (McLaughlin Motor Car Showroom), including all survey documentation and interior casting samples, satisfactory to the Manager, Heritage Preservation Services;
    - providing building permit drawings, satisfactory to the Manager, Heritage Preservation Services; and
  - c. Prior to release of the Letter of Credit;
    - completing the heritage conservation and restoration work, satisfactory to the Manager, Heritage Preservation Services; and
    - providing and implementing an Interpretation Program for the 832 Bay Street (McLaughlin Motor Car Showroom) satisfactory to the Manager, Heritage Preservation Services.
2. City Council grant authority for the execution of a Heritage Easement Agreement under Section 37 of the Ontario Heritage Act with the owners of the property at 832 Bay Street (McLaughlin Motor Car Showroom).

### **Financial Impact**

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

### **Summary**

The applicant is proposing a 48-storey residential building with a two-storey mixed use podium that incorporates portions of the existing heritage building. Due to overriding geotechnical considerations, the existing heritage building will be dismantled and reconstructed as part of the project and the reconstruction will act as a façade for the podium for the new building.

The proposal represents the best available solution to resolving various heritage, planning and technical issues affecting the heritage components of the development. Although dismantling and reconstructing the heritage façade is not an acceptable strategy in most cases, the proposed conservation strategy balances a loss of heritage authenticity against potential substantial damage during the period of construction.

The purpose of this report is to outline and seek approval for the proposed alterations and to obtain the authority of the City of Toronto to enter into a Heritage Easement Agreement.

### Background Information

Staff Report - 832 Bay Street

(<http://www.toronto.ca/legdocs/mmis/2008/pb/bgrd/backgroundfile-12081.pdf>)

Attachment 1

(<http://www.toronto.ca/legdocs/mmis/2008/pb/bgrd/backgroundfile-12082.pdf>)

Attachment 2

(<http://www.toronto.ca/legdocs/mmis/2008/pb/bgrd/backgroundfile-12083.pdf>)

PB13.6	ACTION			Ward: 28
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### **1 Front Street East (Sony Centre) - Approval of Alterations to a Heritage Property and Intention to Designate, Part IV, Section 29, Ontario Heritage Act**

(March 31, 2008) Report from Director, Policy and Research, City Planning Division

### Recommendations

The City Planning Division recommends that:

1. City Council approve the alterations to the heritage property at 1 Front Street East (The Sony Centre for the Performing Arts), substantially in accordance with the plans and drawings prepared by Studio Daniel Libeskind and Page and Steele Architects, date stamped received by the City Planning Division on March 12, 2007 and on January 11, 2008, and on file with the Manager, Heritage Preservation Services subject to the Board of Directors of the Sony Centre for the Performing Arts and the applicant, Castlepoint Reality Partners Limited:

- a. prior to final site plan approval;

entering into a Heritage Easement Agreement with the City for the protection and long term maintenance of the heritage property at 1 Front Street East, subject to the approved alternations, to the satisfaction of the Manager, Heritage Preservation Services;

providing a detailed Conservation Plan, prepared by a qualified heritage architect to the satisfaction of the Manager, Heritage Preservation Services that includes: documentation through photographs of the as-found condition of the

heritage structure as pertaining to the Reasons for Designation; detailed descriptions/specifications for the proposed heritage conservation work; a detailed landscape plan; an exterior lighting and signage plan; an estimate of costs for the implementation of the Conservation Plan; and the measures to be taken to protect the heritage resource during construction;

- b. prior to the issuance of any building permit for 1 Front Street East, including a permit for demolition, excavation and/or shoring of the subject property;

providing a Letter of Credit in a form and an amount satisfactory to the Chief Planner and Executive Director, City Planning Division, to secure the work identified in the Conservation Plan;

providing building permit drawings to the satisfaction of the Manager, Heritage Preservation Services; and

- c. prior to the release of the Letter of Credit;

completing the heritage conservation work, satisfactory to the Manager, Heritage Preservation Services;

2. City Council state its intention to designate the property at 1 Front Street East (The Sony Centre for the Performing Arts), under Part IV, Section 29 of the Ontario Heritage Act;
3. If there are no objections to this designation in accordance with Section 29(6) of the Ontario Heritage Act, the solicitor be authorized to introduce the Bill in Council designating the property under Part IV, Section 29 of the Ontario Heritage Act;
4. 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; and
5. City Council grant authority for the execution of a Heritage Easement Agreement under Section 37 of the Ontario Heritage Act with the Board of Directors of the Sony Centre for the Performing Arts and Castlepoint Realty Partners Limited, for the property at 1 Front Street East.

### **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 website in accordance with the City of Toronto Act provisions.

### **Summary**

This report recommends that City Council approve the alterations to the heritage property at 1 Front Street East, formerly the Hummingbird Centre, now the Sony Centre for the Performing Arts ("Sony Centre"). This report further recommends the designation of this property under Part IV, Section 29 of the Ontario Heritage Act for its cultural heritage value.



This report addresses a major revitalization initiative for the Sony Centre necessary to achieve a positive budget following the loss of its major tenants. The proposed development preserves the heritage structure in total and provides the capital funds to support necessary restoration of the exterior of this important heritage building, including the public open space surrounding it. The proposal provides a new cultural facility extending the Sony Centre beyond the performing arts, to ensure its continued vitality as part of the cultural life of the City.

## Background Information

Staff Report - 1 Front Street E.

(<http://www.toronto.ca/legdocs/mmis/2008/pb/bgrd/backgroundfile-12085.pdf>)

Attachment 1

(<http://www.toronto.ca/legdocs/mmis/2008/pb/bgrd/backgroundfile-12086.pdf>)

Attachment 2

(<http://www.toronto.ca/legdocs/mmis/2008/pb/bgrd/backgroundfile-12087.pdf>)

Attachment 3

(<http://www.toronto.ca/legdocs/mmis/2008/pb/bgrd/backgroundfile-12088.pdf>)

Attachment 4a

(<http://www.toronto.ca/legdocs/mmis/2008/pb/bgrd/backgroundfile-12089.pdf>)

Attachment 4b

(<http://www.toronto.ca/legdocs/mmis/2008/pb/bgrd/backgroundfile-12090.pdf>)

Attachment 4c

(<http://www.toronto.ca/legdocs/mmis/2008/pb/bgrd/backgroundfile-12091.pdf>)

Attachment 4d

(<http://www.toronto.ca/legdocs/mmis/2008/pb/bgrd/backgroundfile-12092.pdf>)

Attachment 4e

(<http://www.toronto.ca/legdocs/mmis/2008/pb/bgrd/backgroundfile-12093.pdf>)

Attachment 4f

(<http://www.toronto.ca/legdocs/mmis/2008/pb/bgrd/backgroundfile-12094.pdf>)

Attachment 5

(<http://www.toronto.ca/legdocs/mmis/2008/pb/bgrd/backgroundfile-12095.pdf>)

PB13.7	Information			
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## Minutes of Community Preservation Panels

(April 8, 2008) Memo from Chairs, Community Preservation Panels

### Summary

- a. Scarborough Community Preservation Panel
  - i. Minutes of the meeting held on March 18, 2008
- b. Toronto and East York Community Preservation Panel
  - i. Minutes of the meeting held on March 25, 2008

## **Background Information**

Scarborough Community Heritage Preservation Panel Minutes - March 18, 2008

<http://www.toronto.ca/legdocs/mmis/2008/pb/bgrd/backgroundfile-12100.pdf>

Toronto and East York Preservation Panel

<http://www.toronto.ca/legdocs/mmis/2008/pb/bgrd/backgroundfile-12096.pdf>