
Toronto Preservation Board

Meeting No.	14	Contact	Colleen O'Neill, Committee Secretary
Meeting Date	Thursday, May 22, 2008	Phone	416-392-5227
Start Time	2:00 PM	E-mail	coneill1@toronto.ca
Location	Committee Room 1, City Hall		

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 – April 18, 2008

PB14.1	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

(Deferred from April 18, 2008 - 2008.PB13.4)

Note: North York Community Council did not adopt the request of the Toronto Preservation Board to defer consideration of this report to June 10, 2008.

(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-12790.pdf>)

Attachment 1

(<http://www.toronto.ca/legdocs/mmis/2008/pb/bgrd/backgroundfile-12791.pdf>)

Attachment 2

(<http://www.toronto.ca/legdocs/mmis/2008/pb/bgrd/backgroundfile-12792.pdf>)

Attachment 3

(<http://www.toronto.ca/legdocs/mmis/2008/pb/bgrd/backgroundfile-12793.pdf>)

Attachment 4

(<http://www.toronto.ca/legdocs/mmis/2008/pb/bgrd/backgroundfile-12794.pdf>)

Attachment 5

(<http://www.toronto.ca/legdocs/mmis/2008/pb/bgrd/backgroundfile-12795.pdf>)

Attachment 6

(<http://www.toronto.ca/legdocs/mmis/2008/pb/bgrd/backgroundfile-12796.pdf>)

PB14.2	ACTION			Ward: 17
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2054 Davenport Road – Intention to Designate, Part IV, Section 29, Ontario Heritage Act

(May 9, 2008) Report from Director, Policy and Research, City Planning Division

Recommendations

The City Planning Division recommends that

1. City Council include the property at 2054 Davenport Road (Carleton Public School) on the City of Toronto Inventory of Heritage Properties.
2. City Council state its intention to designate the property at 2054 Davenport Road (Carleton Public School) under Part IV, Section 29 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, 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.

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 include the property at 2054 Davenport Road (Carleton Public School) on the City of Toronto Inventory of Heritage Properties and state its intention to designate the property under Part IV, Section 29 of the Ontario Heritage Act. The site has been acquired by the Toronto Police Service as the location of a new police station. The proposed designation would enable City Council to manage change and encourage the retention of the building's heritage values and attributes.

Background Information

Staff Report

(<http://www.toronto.ca/legdocs/mmis/2008/pb/bgrd/backgroundfile-13088.pdf>)

Attachment 1

(<http://www.toronto.ca/legdocs/mmis/2008/pb/bgrd/backgroundfile-13090.pdf>)

Attachment 2

(<http://www.toronto.ca/legdocs/mmis/2008/pb/bgrd/backgroundfile-13091.pdf>)

Attachment 3

(<http://www.toronto.ca/legdocs/mmis/2008/pb/bgrd/backgroundfile-13092.pdf>)

PB14.3	ACTION			Ward: 30
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569 Broadview Avenue and 9 Tennis Crescent – Inclusion on Heritage Inventory

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

Recommendations

The City Planning Division recommends that:

1. City Council include the property at 569 Broadview Avenue (Broadview Mansions, 1927) on the City of Toronto Inventory of Heritage Properties.
2. City Council include the property at 9 Tennis Crescent (Broadview Mansions, 1928) 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 569 Broadview Avenue and 9 Tennis Crescent on the City of Toronto Inventory of Heritage Properties.

Following research and evaluation, staff have determined that the neighbouring properties at 569 Broadview Avenue and 9 Tennis Crescent, which contain apartment buildings known as Broadview Mansions, have cultural heritage value and merit inclusion on the City's heritage inventory. The inclusion of the properties on the heritage inventory would enable staff to monitor any applications affecting the sites and encourage the retention of their heritage values and attributes.

Background Information

Staff Report

(<http://www.toronto.ca/legdocs/mmis/2008/pb/bgrd/backgroundfile-13193.pdf>)

Attachment 1

(<http://www.toronto.ca/legdocs/mmis/2008/pb/bgrd/backgroundfile-13194.pdf>)

Attachment 2

(<http://www.toronto.ca/legdocs/mmis/2008/pb/bgrd/backgroundfile-13195.pdf>)

Attachment 3

(<http://www.toronto.ca/legdocs/mmis/2008/pb/bgrd/backgroundfile-13196.pdf>)

Attachment 4

(<http://www.toronto.ca/legdocs/mmis/2008/pb/bgrd/backgroundfile-13197.pdf>)

Attachment 5

(<http://www.toronto.ca/legdocs/mmis/2008/pb/bgrd/backgroundfile-13198.pdf>)

PB14.4	Information			
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Design Approach - Station Modernization and Station Renaissance Programs

(March 27, 2008) Letter from General Secretary, Toronto Transit Commission

Summary

Advising that the Toronto Transit Commission on March 26, 2008:

- a. approved a design philosophy for rapid transit stations that permits unique station designs, incorporating required standard elements;
- b. approved proceeding with the Station Modernization and Station Renaissance Programs, using the approach of unique station designs, while preserving High Park, Keele, Coxwell and Woodbine Stations with the original design appearance; and

- c. approved forwarding this report to the Toronto Preservation Board for information.

Background Information

TTC Letter

(<http://www.toronto.ca/legdocs/mmis/2008/pb/bgrd/backgroundfile-12922.pdf>)

Attachment

(<http://www.toronto.ca/legdocs/mmis/2008/pb/bgrd/backgroundfile-12923.pdf>)

PB14.5	Information			
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Update on Ryerson University Planning Studio for Mapping Potential Heritage Conservation Districts

Summary

Presentation by Scott Barrett, Heritage Preservation Services. (No written material)

PB14.6	Information			
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Minutes of the Community Preservation Panels

(May 13, 2008) Memo from Chairs, Community Preservation Panels

Summary

- a. Etobicoke York Community Preservation Panel
 - i. Minutes of the meeting held on April 7, 2008
- b. North York Community Preservation Panel
 - i. Minutes of the meeting held on April 14, 2008
- c. Scarborough Community Preservation Panel
 - i. Minutes of the meeting held on March 18, 2008
 - ii. Minutes of the meeting held on April 8, 2008

Background Information

Etobicoke York Community Preservation Panel - April 7, 2008

(<http://www.toronto.ca/legdocs/mmis/2008/pb/bgrd/backgroundfile-12932.pdf>)

North York Community Preservation Panel - April 14, 2008

(<http://www.toronto.ca/legdocs/mmis/2008/pb/bgrd/backgroundfile-12933.pdf>)

North York - Attachment 1

(<http://www.toronto.ca/legdocs/mmis/2008/pb/bgrd/backgroundfile-12934.pdf>)

Scarborough Community Preservation Panel. Mar18

(<http://www.toronto.ca/legdocs/mmis/2008/pb/bgrd/backgroundfile-12944.pdf>)

Scarborough Community Preservation Panel. April 8, 2008

(<http://www.toronto.ca/legdocs/mmis/2008/pb/bgrd/backgroundfile-12947.pdf>)