
Toronto Preservation Board

Meeting No.	15	Contact	Colleen O'Neill, Committee Secretary
Meeting Date	Thursday, June 19, 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 - May 22, 2008

PB15.1	Information			Ward: 30
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Toronto Preservation Board - Upcoming Reports

(June 2, 2008) Memo from Heritage Preservation Services

Summary

Advising that the following report will be considered at the July 17, 2008 meeting of the Toronto Preservation Board:

- a. 120 First Avenue (St. Ann's Rectory) on the City of Toronto Inventory of Heritage Properties.

PB15.2	ACTION			Ward: 30
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Designation of the Riverdale Phase I Heritage Conservation District Under Park V of the Ontario Heritage Act

(May 30, 2008) Report from Director, Policy and Research, City Planning Division

Recommendations

The City Planning Division recommends that:

1. In accordance with Section 41 of the Ontario Heritage Act, City Council designate by By-law the area shown on Attachment No. 1 as the Riverdale Phase 1 Heritage Conservation District.
2. City Council adopt by By-law the Riverdale Phase 1 Heritage Conservation District Plan, dated May 2008, as the District Plan for the Riverdale Phase 1 Heritage Conservation District, to act as a guide for property owners, City staff, advisory committees and City Council when making decisions regarding matters set out under Section 42 of the Ontario Heritage Act.
3. If there are any objections to the By-law under Section 41 of the Ontario Heritage Act, the City Solicitor be directed to appear before the Ontario Municipal Board to defend the By-law.
4. Until such time as the By-law designating the area as the Riverdale Phase 1 Heritage Conservation District comes into force or is repealed, all properties within the area,

unless designated under Part IV of the Ontario Heritage Act, be listed in the City's Inventory of Heritage Properties.

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. This proposed Heritage Conservation District will add almost 200 properties to the Inventory. It is also noted that adding properties to the Inventory by means of Heritage Conservation District designations dramatically increases the workload of Heritage Preservation Services, requiring staff to review all building permits, Committee of Adjustment, rezoning and Official Plan amendment applications within legislated timeframes. Overtime, this will create pressure to increase staff resources.

Summary

To recommend that City Council designate part of the Riverdale area, generally bounded by First Avenue, the Canadian National Railway Line, Dundas Street East, and Degrassi Street as the Riverdale Phase 1 Heritage Conservation District under Part V of the Ontario Heritage Act.

Background Information

Staff Report

<http://www.toronto.ca/legdocs/mmis/2008/pb/bgrd/backgroundfile-13712.pdf>

Attachment 1

<http://www.toronto.ca/legdocs/mmis/2008/pb/bgrd/backgroundfile-13713.pdf>

Attachment 2

<http://www.toronto.ca/legdocs/mmis/2008/pb/bgrd/backgroundfile-13726.pdf>

PB15.3	ACTION			Ward: 32
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21 Swanwick Avenue, Emmanuel Presbyterian Church, Approval of Alterations to a Heritage Property

(May 30, 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 21 Swanwick Avenue substantially in accordance with the Heritage Impact Statement (Conservation Strategy) titled "21 Swanwick Avenue, Conversion from Church to Residential Condominium", prepared by Bernard H. Watt Architects, revised 25 January 2008, date stamped received by the City Planning Division, 25 February 2008, on file with the Manager, Heritage Preservation Services, subject to the owner:
 - a. prior to final site plan approval;

providing a Detailed Conservation Plan, prepared by a qualified heritage consultant, detailing interventions and conservation work and including as-found photographs of the exterior and interior to the satisfaction of the Manager, Heritage Preservation Services;

providing final development plans, a landscape plan and an exterior lighting plan satisfactory to the Manager, Heritage Preservation Services;

- b. prior to the issuance of any building permit for the heritage property located at 21 Swanwick Avenue, 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 Plan;

providing building permit drawings satisfactory to the Manager, Heritage Preservation Services;

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

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

submitting final as-built photographs of the heritage property at 21 Swanwick Avenue 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 alterations to 21 Swanwick Avenue, the former Emmanuel Presbyterian Church, a designated heritage property. The church is a local landmark in the East Toronto neighbourhood and provides a terminus for the view to the south end of Enderby Road. First established in 1888, the present church was built in 1893.

The applicant is proposing to convert the church to condominium use, providing 10 row houses within the existing building envelope with a small rear addition. New second and third floor levels will be added to the interior.

The proposed alterations are necessary to accommodate the new use for the church. The front, north façade of the building with its large square tower will be conserved and will remain essentially as it is now with some minor alterations. The side facades will retain their important characteristics while undergoing alteration to incorporate new windows and doors.

Background Information

Staff Report

(<http://www.toronto.ca/legdocs/mmis/2008/pb/bgrd/backgroundfile-13714.pdf>)

Attachment 1

(<http://www.toronto.ca/legdocs/mmis/2008/pb/bgrd/backgroundfile-13715.pdf>)

Attachment 2

(<http://www.toronto.ca/legdocs/mmis/2008/pb/bgrd/backgroundfile-13716.pdf>)

Attachment 3

(<http://www.toronto.ca/legdocs/mmis/2008/pb/bgrd/backgroundfile-13717.pdf>)

Attachment 4

(<http://www.toronto.ca/legdocs/mmis/2008/pb/bgrd/backgroundfile-13718.pdf>)

Attachment 5

(<http://www.toronto.ca/legdocs/mmis/2008/pb/bgrd/backgroundfile-13719.pdf>)

Attachment 6

(<http://www.toronto.ca/legdocs/mmis/2008/pb/bgrd/backgroundfile-13720.pdf>)

Attachment 7

(<http://www.toronto.ca/legdocs/mmis/2008/pb/bgrd/backgroundfile-13721.pdf>)

Attachment 8

(<http://www.toronto.ca/legdocs/mmis/2008/pb/bgrd/backgroundfile-13722.pdf>)

PB15.4	ACTION			Ward: 27
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3 Old George Place, Refusal of Alterations to a Designated Heritage Property

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

Summary

This is to advise that the staff report from the City Planning Division “3 Old George Place, Refusal of Alterations to a Designated Property” will be considered at the June 19, 2008 meeting of the Toronto Preservation Board.

Background Information

Staff Report

(<http://www.toronto.ca/legdocs/mmis/2008/pb/bgrd/backgroundfile-13723.pdf>)

PB15.5	ACTION			
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Application for Funds to Hold a Special Heritage Community Event

(May 26, 2008) Memo from the Etobicoke York Community Preservation Panel

Summary

Submitting an application for funds to hold a Special Heritage Community Event.

Background Information

Application

(<http://www.toronto.ca/legdocs/mmis/2008/pb/bgrd/backgroundfile-13730.pdf>)

PB15.6	Information			
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Minutes of the Community Preservation Panels

(June 9, 2008) Memo from Chairs, Community Preservation Panels

Summary

- a. Etobicoke York Community Preservation Board
 - i. Minutes of the meeting held on June 2, 2008;
- b. North York Community Preservation Board
 - ii. Minutes of the meeting held on May 12, 2008.

Background Information

Etobicoke York Community Preservation Panel - June 2, 2008

(<http://www.toronto.ca/legdocs/mmis/2008/pb/bgrd/backgroundfile-13711.pdf>)

North York Community Preservation Board - May 12, 2008

(<http://www.toronto.ca/legdocs/mmis/2008/pb/bgrd/backgroundfile-13729.pdf>)