

---

## Toronto Preservation Board

<b>Meeting No.</b>	16	<b>Contact</b>	Colleen O'Neill, Committee Secretary
<b>Meeting Date</b>	Thursday, July 17, 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 2, 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

**Members of Council and Staff:** Please keep this agenda and the accompanying material until the City Council meeting dealing with these matters has ended. **The City Clerk's Office will not provide additional copies.**

**Special Assistance for Members of the Public:** City staff can arrange for special assistance with some advance notice. If you need special assistance, please call (416-392-6662), TTY 416-392-338-0889 or e-mail [mhook@toronto.ca](mailto:mhook@toronto.ca).

**Closed Meeting Requirements:** If the Toronto Preservation Board wants to meet in closed session (privately), a member of the Board must make a motion to do so and give the reason why the Board has to meet privately. (City of Toronto Act, 2006)

**Notice to people writing or making presentations to the Toronto Preservation Board:** The City of Toronto Act, 2006 and the City of Toronto Municipal Code authorize the City of Toronto to collect any personal information in your communication or presentation to City Council or its committees.

The City collects this information to enable it to make informed decisions on the relevant issue(s). If you are submitting letters, faxes, e-mails, presentations or other communications to the City, you should be aware that your name and the fact that you communicated with the City will become part of the public record and will appear on the City's website. The City will also make your communication and any personal information in it – such as your postal address, telephone number or e-mail address – available to the public, unless you expressly request the City to remove it.

The City videotapes committee and community council meetings. If you make a presentation to a committee or community council, the City will be videotaping you and City staff may make the video tapes available to the public.

If you want to learn more about why and how the City collects your information, write to the City Clerk's Office, City Hall, 100 Queen Street West, Toronto ON M5H 2N2 or by calling 416-392-5227.

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

**Speakers/Presentations:**

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

**Confirmation of Minutes – June 19, 2008**

<b>PB16.1</b>	Information			Ward: 32
---------------	-------------	--	--	----------

**Toronto Preservation Board - Upcoming Reports**

(June 20, 2008) Memo from Heritage Preservation Services

**Summary**

Advising that the following report will be considered at the September 19, 2008 meeting of the Toronto Preservation Board:

- a. 1091 Eastern Avenue - Inclusion on Heritage Inventory.

<b>PB16.2</b>	ACTION			Ward: 30
---------------	--------	--	--	----------

**120 First Avenue - Inclusion on Heritage Inventory**

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

**Recommendations**

The City Planning Division recommends that

1. City Council include the property at 120 First Avenue (St. Ann's Rectory) 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 120 First Avenue (St. Ann's Rectory) on the City of Toronto Inventory of Heritage Properties. The site adjoins the property at 711 Gerrard Street East with St. Ann's Church, which is listed on the City's heritage inventory. It also adjoins the proposed Riverdale Phase 1 Heritage Conservation District, which extends along parts of First Avenue, West Avenue and Tiverton Avenue.

The inclusion of the property at 120 First Avenue on the City's heritage inventory would enable staff to monitor any applications affecting the site 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-14567.pdf>)

Attachment 1

(<http://www.toronto.ca/legdocs/mmis/2008/pb/bgrd/backgroundfile-14568.pdf>)

Attachment 2

(<http://www.toronto.ca/legdocs/mmis/2008/pb/bgrd/backgroundfile-14569.pdf>)

Attachment 3

(<http://www.toronto.ca/legdocs/mmis/2008/pb/bgrd/backgroundfile-14570.pdf>)

PB16.3	ACTION			Ward: 28
--------	--------	--	--	----------

### Part of 55 Mill Street (Distillery District) - Approval of Alterations to Designated Heritage Property

(June 25, 2008) Report from Director, Policy and Research, City Planning Division

#### Recommendations

The City Planning Division recommends that:

1. City Council approve, in the event that a settlement can be reached on the appeal of the Official Plan and Zoning By-law Amendment application, the alterations to the heritage property at 55 Mill Street (Distillery District), substantially in accordance with the plans and drawings prepared by Architects Alliance, dated June 1, 2008 and date stamped received by the City Planning Division on June 23, 2008, and on file with the Manager, Heritage Preservation Services subject to the applicant:
  - a. prior to the Ontario Municipal Board issuing its Order giving final approval to a settlement of the appeal of the Official Plan and Zoning By-law Amendment application;
 

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 Rack Houses G and J including photographs of the interior roof structure and racking system, Building 63 (Paint Shop), and Building 74 (Case Goods Warehouse), all as pertaining to the Reasons for Identification; detailed descriptions /specifications for all proposed heritage conservation work including measures to be taken to protect all heritage structures within and adjacent to the development site during construction; an exterior lighting and signage plan; and an estimate of costs for the implementation of the Conservation Plan;
  - b. prior to the issuance of any building permit for the subject development, 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 a detailed landscape plan including all at and above-grade outdoor amenity space that is proposed as part of the subject development, as well as an exterior lighting plan and a signage plan all to the satisfaction of the Manager, Heritage Preservation Services;

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

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

completing the heritage conservation work, 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 alterations to the historic Rack Houses G and J, part of the designated heritage property at 55 Mill Street, formerly the Gooderham and Worts Distillery, in accordance with the proposed Official Plan Amendment and Rezoning application described in this report. The development proposes 52,807 square metres of new residential gross floor area, and 14,754 square metres of non-residential gross floor area, in the southeast quadrant of the District.

The applicant has appealed the Official Plan and Zoning By-law Amendment application to the Ontario Municipal Board. A pre-hearing conference was held on May 20, 2008 and a second pre-hearing conference is scheduled for September 12, 2008 with a ten-day hearing scheduled to commence on October 27, 2008. The City and the applicant are working to resolve outstanding issues with the application in order to reach a settlement.

### **Background Information**

Staff Report

<http://www.toronto.ca/legdocs/mmis/2008/pb/bgrd/backgroundfile-14571.pdf>

Attachment 1

<http://www.toronto.ca/legdocs/mmis/2008/pb/bgrd/backgroundfile-14572.pdf>

Attachment 2a

<http://www.toronto.ca/legdocs/mmis/2008/pb/bgrd/backgroundfile-14573.pdf>

Attachment 2b

<http://www.toronto.ca/legdocs/mmis/2008/pb/bgrd/backgroundfile-14574.pdf>

Attachment 2c

<http://www.toronto.ca/legdocs/mmis/2008/pb/bgrd/backgroundfile-14575.pdf>

Attachment 2d

<http://www.toronto.ca/legdocs/mmis/2008/pb/bgrd/backgroundfile-14576.pdf>

Attachment 2e

<http://www.toronto.ca/legdocs/mmis/2008/pb/bgrd/backgroundfile-14577.pdf>

Attachment 2f

<http://www.toronto.ca/legdocs/mmis/2008/pb/bgrd/backgroundfile-14578.pdf>

Attachment 3

<http://www.toronto.ca/legdocs/mmis/2008/pb/bgrd/backgroundfile-14579.pdf>

Attachment 4a

<http://www.toronto.ca/legdocs/mmis/2008/pb/bgrd/backgroundfile-14580.pdf>

Attachment 4b

<http://www.toronto.ca/legdocs/mmis/2008/pb/bgrd/backgroundfile-14581.pdf>

Attachment 5

<http://www.toronto.ca/legdocs/mmis/2008/pb/bgrd/backgroundfile-14582.pdf>

Attachment 6

<http://www.toronto.ca/legdocs/mmis/2008/pb/bgrd/backgroundfile-14583.pdf>

Attachment 7

<http://www.toronto.ca/legdocs/mmis/2008/pb/bgrd/backgroundfile-14584.pdf>

Attachment 8

<http://www.toronto.ca/legdocs/mmis/2008/pb/bgrd/backgroundfile-14585.pdf>

Attachment 9 & 10

<http://www.toronto.ca/legdocs/mmis/2008/pb/bgrd/backgroundfile-14586.pdf>

PB16.4	Information			
--------	-------------	--	--	--

### **Agincourt Heritage Conservation District Proposal**

(June 3, 2008) Letter from Bob Saunders, Chair, Scarborough Community Preservation Panel

#### **Summary**

Forwarding copy of letter addressed to the Scarborough Community Preservation Panel advising the Toronto Preservation Board that at this time the Panel is recommending that no study be undertaken for the establishment of a heritage conservation district in the old village of Agincourt.

#### **Background Information**

Letter

<http://www.toronto.ca/legdocs/mmis/2008/pb/bgrd/backgroundfile-14587.pdf>

PB16.5	Information			
--------	-------------	--	--	--

### **Minutes of the Community Preservation Panels**

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

**Summary**

- a. Scarborough Community Preservation Panel
  - i. Minutes of the meeting held on June 10, 2008
- b. Toronto and East York Community Preservation Panel
  - i. Minutes of the meeting held on May 27, 2008
  - ii. Minutes of the meeting held on June 17, 2008

**Background Information**

Scarborough Community Preservation Panel - June 10, 2008

(<http://www.toronto.ca/legdocs/mmis/2008/pb/bgrd/backgroundfile-14588.pdf>)

Toronto and East York Community Preservation Panel - May 27, 2008

(<http://www.toronto.ca/legdocs/mmis/2008/pb/bgrd/backgroundfile-14597.pdf>)

Toronto and East York Community Preservation Panel - June 17, 2008

(<http://www.toronto.ca/legdocs/mmis/2008/pb/bgrd/backgroundfile-14627.pdf>)

PB16.6	Presentation			
--------	--------------	--	--	--

**Downtown Yonge Street BIA Signage Vision**

(July 8, 2008) Presentation from Downtown Yonge Street Business Improvement Area

**Summary**

Presentation from the Downtown Yonge Street Business Improvement Area, entitled "Bright Lights - Big City - A Signage Vision for the Downtown Yonge Strip".

**Background Information**

Bright Lights - Big City - A Signage Vision for the Downtown Yonge Strip

(<http://www.toronto.ca/legdocs/mmis/2008/pb/bgrd/backgroundfile-14626.pdf>)