

---

## Toronto Preservation Board

<b>Meeting No.</b>	17	<b>Contact</b>	Colleen O'Neill, Committee Secretary
<b>Meeting Date</b>	Friday, September 19, 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		

---

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 - July 17, 2008**

PB17.1	ACTION			Ward: 32
--------	--------	--	--	----------

**1091 Eastern Avenue – Inclusion on Heritage Inventory**

(June 20, 2008) Report from Director, Policy and Research, City Planning Division

**Recommendations**

The City Planning Division recommends that:

1. City Council include the property at 1091 Eastern Avenue (Ashbridge's Bay Treatment Plant Pumping Stations, 1911 and 1971) 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 1091 Eastern Avenue on the City of Toronto Inventory of Heritage Properties.

Following research and evaluation, staff have determined that the property at 1091 Eastern Avenue, which contains two separate pumping stations designed in 1911 and 1971 for the Ashbridge's Bay Treatment Plant, has cultural heritage value and merits inclusion on the City's heritage inventory. The inclusion of the property on the heritage inventory would enable staff to monitor any applications affecting the site and encourage the retention of its heritage values and attributes.

**Background Information**

Staff Report

<http://www.toronto.ca/legdocs/mmis/2008/pb/bgrd/backgroundfile-14748.pdf>

Attachment 1

<http://www.toronto.ca/legdocs/mmis/2008/pb/bgrd/backgroundfile-14749.pdf>

Attachment 2

<http://www.toronto.ca/legdocs/mmis/2008/pb/bgrd/backgroundfile-14750.pdf>

Attachment 3

<http://www.toronto.ca/legdocs/mmis/2008/pb/bgrd/backgroundfile-14751.pdf>

PB17.2	ACTION			Ward: 27
--------	--------	--	--	----------

## **45 Castle Frank Road, Demolition of a Structure within the South Rosedale Heritage Conservation District and Approval of Replacement Structure**

(September 3, 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 45 Castle Frank Road, an “unrated” structure in the South Rosedale Heritage Conservation District, in accordance with Section 42 (1) of the Ontario Heritage Act.
  
2. City Council approve the plans for the replacement building as shown in the plans submitted by the applicant, Saeed Kauser, prepared by Lorne Rose Architect, including; Existing Site Plan, A1 Proposed Site Plan, A2 Landscape Plan, A3 Site Statistics, A4 Basement Floor Plan & Ground Floor Plan, A5 Second Floor Plan & Third Floor Plan, A6 Garage Floor Plan & Elevations, A7 Front Elevation, A8 Rear Elevation, A9 North Elevation, A10 South Elevation, all dated, August 22, 2008, date stamped received by Heritage Preservation Services August 25, 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 structure located at 45 Castle Frank 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 “unrated” house in the South Rosedale Heritage Conservation District (SRHCD) and approve the design of the replacement structures in accordance with Section 42 (1) of the Ontario Heritage Act, with a condition that the owner obtain approval from the Manager, Heritage Preservation Services for the final building permit plans.

The existing structure does not contribute to the heritage character of the SRHCD and the replacement structure is substantially in accordance with the SRHCD Plan Guidelines.

This consent under the Ontario Heritage Act is in addition to Demolition Permits required under the Building Code Act and the Planning Act and the approval of variances to the existing zoning by-law.

## Background Information

Staff Report

(<http://www.toronto.ca/legdocs/mmis/2008/pb/bgrd/backgroundfile-15501.pdf>)

Attachment 1

(<http://www.toronto.ca/legdocs/mmis/2008/pb/bgrd/backgroundfile-15502.pdf>)

Attachment 2

(<http://www.toronto.ca/legdocs/mmis/2008/pb/bgrd/backgroundfile-15503.pdf>)

Attachment 3

(<http://www.toronto.ca/legdocs/mmis/2008/pb/bgrd/backgroundfile-15504.pdf>)

Attachment 4

(<http://www.toronto.ca/legdocs/mmis/2008/pb/bgrd/backgroundfile-15505.pdf>)

Attachment 5

(<http://www.toronto.ca/legdocs/mmis/2008/pb/bgrd/backgroundfile-15506.pdf>)

Attachment 6

(<http://www.toronto.ca/legdocs/mmis/2008/pb/bgrd/backgroundfile-15507.pdf>)

Attachment 7

(<http://www.toronto.ca/legdocs/mmis/2008/pb/bgrd/backgroundfile-15508.pdf>)

Attachment 8

(<http://www.toronto.ca/legdocs/mmis/2008/pb/bgrd/backgroundfile-15509.pdf>)

PB17.3	ACTION			Ward: 27
--------	--------	--	--	----------

## 3 Old George Place, Refusal of Alterations to a Designated Heritage Property

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

### Recommendations

The City Planning Division recommends that:

1. City Council refuse the application to alter 3 Old George Place made August 18, 2008 by the applicant, Moriyama and Teshima Architects.
2. City Council authorize the City Solicitor and City Staff to attend the Ontario Municipal Board hearing, should Council refuse this application and the refusal be appealed to the Board.

### Financial Impact

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

## Summary

This report recommends refusal of an application to alter a property in the North Rosedale Heritage Conservation District (NRHCD) at 3 Old George Place. The property was designated under Part V of the Ontario Heritage Act, enacted by City Council on Sept. 30, 2004, and is identified as a “Category A” building. Category A buildings have the highest level of significance in the HCD, have been determined to be of national or provincial heritage significance, and contribute to the heritage character of the NRHCD.

No. 3 Old George Place was designed by prominent Canadian architect John B. Parkin and is an excellent example of the 1960s modernist movement in Canada. The property makes a significant contribution to the unique streetscape character of this part of the NRHCD ravine lands.

The applicant proposes to build additions on the front of the property that will block views to the existing front of the house and connect to the garage at the front of the property. The garage will also have a partial second storey addition.

This application does not meet the intent of the Official Plan in protecting heritage resources. The proposed alterations would damage the heritage character of the property and significantly alter the streetscape of Old George Place.

## Background Information

Staff Report

<http://www.toronto.ca/legdocs/mmis/2008/pb/bgrd/backgroundfile-15510.pdf>

Attachment 1

<http://www.toronto.ca/legdocs/mmis/2008/pb/bgrd/backgroundfile-15511.pdf>

Attachment 2

<http://www.toronto.ca/legdocs/mmis/2008/pb/bgrd/backgroundfile-15512.pdf>

Attachment 3

<http://www.toronto.ca/legdocs/mmis/2008/pb/bgrd/backgroundfile-15513.pdf>

Attachment 4

<http://www.toronto.ca/legdocs/mmis/2008/pb/bgrd/backgroundfile-15514.pdf>

Attachment 5

<http://www.toronto.ca/legdocs/mmis/2008/pb/bgrd/backgroundfile-15515.pdf>

Attachment 6

<http://www.toronto.ca/legdocs/mmis/2008/pb/bgrd/backgroundfile-15516.pdf>

Attachment 7

<http://www.toronto.ca/legdocs/mmis/2008/pb/bgrd/backgroundfile-15517.pdf>

Attachment 8

<http://www.toronto.ca/legdocs/mmis/2008/pb/bgrd/backgroundfile-15518.pdf>

Attachment 9

<http://www.toronto.ca/legdocs/mmis/2008/pb/bgrd/backgroundfile-15519.pdf>

Attachment 10

<http://www.toronto.ca/legdocs/mmis/2008/pb/bgrd/backgroundfile-15520.pdf>

Attachment 11

<http://www.toronto.ca/legdocs/mmis/2008/pb/bgrd/backgroundfile-15521.pdf>

PB17.4	ACTION			Ward: 22
--------	--------	--	--	----------

## **129 St. Clair Avenue West – Intention to Designate under Part IV, Section 29 of the Ontario Heritage Act**

(September 3, 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 129 St. Clair Avenue West (Deer Park United Church) under Part IV, Section 29 of the Ontario Heritage Act;
2. If there are no objections to the proposed 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;
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 129 St. Clair Avenue West under Part IV, Section 29 of the Ontario Heritage Act. The property, which contains Deer Park United Church, was listed on the City of Toronto Inventory of Heritage Properties on January 29 and 30, 2008.

Representatives of the Trustees of Deer Park United Church have advised staff that they are in the process of selling the property. There are concerns in the community about the potential redevelopment of the site.

### **Background Information**

Staff Report

<http://www.toronto.ca/legdocs/mmis/2008/pb/bgrd/backgroundfile-15522.pdf>

Attachment 1

<http://www.toronto.ca/legdocs/mmis/2008/pb/bgrd/backgroundfile-15523.pdf>

Attachment 2

<http://www.toronto.ca/legdocs/mmis/2008/pb/bgrd/backgroundfile-15524.pdf>

Attachment 3

<http://www.toronto.ca/legdocs/mmis/2008/pb/bgrd/backgroundfile-15525.pdf>

<b>PB17.5</b>	Presentation			
---------------	--------------	--	--	--

### **37 King Street East - King Edward Hotel - Restoration of the Crystal Ballroom**

#### **Summary**

Presentation by ERA Architects.

*No Written Material*

<b>PB17.6</b>	Information			
---------------	-------------	--	--	--

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

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

#### **Summary**

- a. North York Community Preservation Panel
  - i. Minutes of the meeting held on June 9, 2008

#### **Background Information**

North York Community Preservation Panel - June 9, 2008

<http://www.toronto.ca/legdocs/mmis/2008/pb/bgrd/backgroundfile-15526.pdf>