
Toronto Preservation Board

Meeting No.	18	Contact	Colleen O'Neill, Committee Secretary
Meeting Date	Thursday, October 23, 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 - September 19, 2008

PB18.1	Information			
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Toronto Preservation Board - Upcoming Report

(October 14, 2008) Memo from Heritage Preservation Services

Summary

Advising that the following report will be considered at the November 27, 2008 meeting of the Toronto Preservation Board:

- a. 76 Grenville Street – Inclusion on Heritage Inventory (Ward 27 Toronto Centre-Rosedale)

PB18.2	ACTION			Ward: 20
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82 Lowther Avenue - Intention to Designate, Part IV, Section 29, Ontario Heritage Act

(September 16, 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 82 Lowther Avenue (Elizabeth White House) under Part IV, Section 29 of the Ontario Heritage Act;
2. 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; and
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 82 Lowther Avenue (Elizabeth White House) under Part IV, Section 29 of the Ontario Heritage Act. The property was listed on the City of Toronto Inventory of Heritage Properties in 1974.

City Council has approved the awarding of a grant from the 2008 Toronto Heritage Grant Program to assist in funding restoration work for the property at 82 Lowther Avenue. To receive the grant, the owners have agreed to the designation of the property under the Ontario Heritage Act.

Background Information

Staff Report

<http://www.toronto.ca/legdocs/mmis/2008/pb/bgrd/backgroundfile-16213.pdf>

Attachment 1

<http://www.toronto.ca/legdocs/mmis/2008/pb/bgrd/backgroundfile-16214.pdf>

Attachment 2

<http://www.toronto.ca/legdocs/mmis/2008/pb/bgrd/backgroundfile-16215.pdf>

Attachment 3

<http://www.toronto.ca/legdocs/mmis/2008/pb/bgrd/backgroundfile-16216.pdf>

PB18.3	ACTION			Ward: 27
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93 Gloucester Street - Designation, Part IV, Section 29, Ontario Heritage Act

(September 15, 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 93 Gloucester Street (Joseph Sparrow House) under Part IV, Section 29 of the Ontario Heritage Act;
2. 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; and
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 93 Gloucester Street (Joseph Sparrow House) under Part IV, Section 29 of the Ontario Heritage Act. The property was listed on the City of Toronto Inventory of Heritage Properties in 1979.

City Council has approved the awarding of a grant from the 2008 Toronto Heritage Grant Program to assist in funding restoration work for the property at 93 Gloucester Street. To receive the grant, the owner has agreed to the designation of the property under the Ontario Heritage Act.

Background Information

Staff Report

<http://www.toronto.ca/legdocs/mmis/2008/pb/bgrd/backgroundfile-16217.pdf>

Attachment 1

<http://www.toronto.ca/legdocs/mmis/2008/pb/bgrd/backgroundfile-16218.pdf>

Attachment 2

<http://www.toronto.ca/legdocs/mmis/2008/pb/bgrd/backgroundfile-16219.pdf>

Attachment 3

<http://www.toronto.ca/legdocs/mmis/2008/pb/bgrd/backgroundfile-16220.pdf>

PB18.4	ACTION			Ward: 6
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185 Beta Street - Withdrawal of Notice of Intention to Designate, Part IV, Section 29, Ontario Heritage Act

(September 19, 2008) Report from Director, Policy and Research, City Planning Division

Recommendations

The City Planning Division recommends that:

1. City Council withdraw its Notice of Intention to Designate the property at 185 Beta Street under Part IV, Section 29 of the Ontario Heritage Act.

Financial Impact

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

Summary

This report recommends that City Council withdraw its Notice of Intention to Designate the property at 185 Beta Street under Part IV, Section 29 of the Ontario Heritage Act.

The property owner appealed the proposed designation to the Conservation Review Board, which recommended that City Council not pursue the protection of the buildings.

Background Information

Staff Report

(<http://www.toronto.ca/legdocs/mmis/2008/pb/bgrd/backgroundfile-16237.pdf>)

Attachment 1

(<http://www.toronto.ca/legdocs/mmis/2008/pb/bgrd/backgroundfile-16238.pdf>)

Attachment 2

(<http://www.toronto.ca/legdocs/mmis/2008/pb/bgrd/backgroundfile-16239.pdf>)

PB18.5	ACTION			Ward: 13
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152 Annette Street (Victoria Royce Church) - Approval of Alterations to a Heritage Property and Intention to Designate, Part IV, Section 29, Ontario Heritage Act

(October 23, 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 152 Annette Street (The Victoria Royce Church), under Part IV, Section 29 of the Ontario Heritage Act;
2. 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;
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;
4. City Council approve the alterations to the heritage property at 152 Annette Street (Victoria Royce Church), substantially in accordance with the plans and drawings prepared by Paul Oberst Architects, date stamped received by the City Planning Division on September 15, 2008, and the Conservation Plan prepared by Paul Oberst Architects, dated April 22, 2008, on file with the Manager, Heritage Preservation

Services, subject to the owner:

- 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 152 Annette Street, subject to the approved alterations, to the satisfaction of the Manager, Heritage Preservation Services;
 - submit an addendum to the already filed Conservation Plan to include revised drawings, to the satisfaction of the Manager of Heritage Preservation Services; that provide “blow-up” elevations and sections at 1:50 scale at the following locations for the applicable proposed elements: (1) large triple arch (main) window openings; (2) corner entries at tower; (3) reverse roof dormer feature; (4) tower lancet window/new window; (5) reconstruction plan for school entry; and (6) window specifications for ancillary school building.
 - b. prior to the issuance of any building permit for 152 Annette Street, 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 and Addendum referred to in 4.a. above;
 - 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;
5. 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 152 Annette Street (Victoria-Royce Church).

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 approve the alterations to the heritage property at 152 Annette Street, Victoria Royce Church. This report further recommends the designation of this property under Part IV, Section 29 of the Ontario Heritage Act for its historic and cultural heritage value.

This report addresses a well considered example of adaptive reuse and incorporation of a heritage building as the focal point of a development project. The proposed development preserves the heritage structure in total while adapting the structure from its historic public use to private uses as a residential structure. Moreover, the project preserves significant architectural elements of the church with minor modifications that are necessary for its new functional use. The proposal provides new housing opportunities, extending the life of a neighbourhood landmark, a significant benefit for the City of Toronto.

Background Information

Staff Report

<http://www.toronto.ca/legdocs/mmis/2008/pb/bgrd/backgroundfile-16250.pdf>

Attachment 1

<http://www.toronto.ca/legdocs/mmis/2008/pb/bgrd/backgroundfile-16251.pdf>

Attachment 2

<http://www.toronto.ca/legdocs/mmis/2008/pb/bgrd/backgroundfile-16252.pdf>

Attachment 3

<http://www.toronto.ca/legdocs/mmis/2008/pb/bgrd/backgroundfile-16253.pdf>

Attachment 4

<http://www.toronto.ca/legdocs/mmis/2008/pb/bgrd/backgroundfile-16254.pdf>

Attachment 5

<http://www.toronto.ca/legdocs/mmis/2008/pb/bgrd/backgroundfile-16255.pdf>

PB18.6	ACTION			Ward: 30
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550 Gerrard Street East (Old Don Jail) - Refusal of Alterations to a Designated Heritage Property with a Heritage Easement Agreement

(October 10, 2008) Report from Director, Policy and Research, City Planning Division

Recommendations

The City Planning Division recommends that:

1. City Council refuse the request for alteration to the designated Old Don Jail building (550 Gerrard Street East) made by Bridgepoint Health to remove and not reinstate, following stabilization and rehabilitation of the windows, the iron bars on the three elevations of that section of the central pavilion on the south side of the Old Don Jail building, as illustrated on Attachment No. 3a and also refuse any variation of such request that would permit permanent removal of bars from windows on any elevation of the south section of the central pavilion;
2. City Council approve the request for alteration to the designated Old Don Jail building (550 Gerrard Street East) made by Bridgepoint Health to permit the permanent removal of iron bars from selected windows on the north section of the central pavilion as illustrated on Attachment Nos. 3b and 3d;

3. City Council authorize amendment to the Heritage Easement Agreement between the owner and the City, dated March 25, 2002, as follows:
 - a. amend Schedule “F” (“Permitted Alterations”) to reflect that, subject to other applicable provisions of the Agreement, removal of window bars is a permitted alteration with the exception of the iron bars located on the south section of the central pavilion only and not the central pavilion in its entirety; and
 - b. amend associated provisions of Schedule “E” (“Heritage Conservation Principles”) to reflect that the owners intent with respect to the use of the various parts of the Building as having been clarified and no further review is required in connection with reinstatement of window bars on the south section of the central pavilion; and
4. City Council authorize City Officials to take all necessary action to give effect to the foregoing, including execution of any necessary agreement satisfactory to the City Solicitor.

Financial Impact

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

Summary

This report recommends the refusal of a request made by Bridgepoint Health for alteration to the Old Don Jail building in order to remove and not reinstate, following stabilization and rehabilitation of the windows, iron bars on the three elevations of that section of the central pavilion on the south side of the Old Don Jail building. Staff is not opposed to an associated request to permanently remove the window bars from selected windows on that section of the central pavilion on the north side of the Old Don Jail building. Heritage Preservation Services staff advise the iron bars are identified in the Reasons for Designation in the designating By-law for this property, as well as in the Reasons for Identification in the 2002 Heritage Easement Agreement between the City and the Riverdale Centre for Continuing Care (now Bridgepoint Health), as important heritage features. The removal of window bars is a permitted alteration under the terms of the City’s Heritage Easement Agreement with the exception of the window bars located on the central pavilion, as specifically noted in the Agreement.

Background Information

Staff Report

<http://www.toronto.ca/legdocs/mmis/2008/pb/bgrd/backgroundfile-16256.pdf>

Attachment 1a

<http://www.toronto.ca/legdocs/mmis/2008/pb/bgrd/backgroundfile-16257.pdf>

Attachment 1b

<http://www.toronto.ca/legdocs/mmis/2008/pb/bgrd/backgroundfile-16258.pdf>

Attachment 1c

<http://www.toronto.ca/legdocs/mmis/2008/pb/bgrd/backgroundfile-16259.pdf>

Attachment 1d

<http://www.toronto.ca/legdocs/mmis/2008/pb/bgrd/backgroundfile-16260.pdf>

Attachment 2

(<http://www.toronto.ca/legdocs/mmis/2008/pb/bgrd/backgroundfile-16261.pdf>)

Attachment 3a

(<http://www.toronto.ca/legdocs/mmis/2008/pb/bgrd/backgroundfile-16262.pdf>)

Attachment 3b

(<http://www.toronto.ca/legdocs/mmis/2008/pb/bgrd/backgroundfile-16263.pdf>)

Attachment 3c

(<http://www.toronto.ca/legdocs/mmis/2008/pb/bgrd/backgroundfile-16264.pdf>)

Attachment 3d

(<http://www.toronto.ca/legdocs/mmis/2008/pb/bgrd/backgroundfile-16265.pdf>)

Attachment 4

(<http://www.toronto.ca/legdocs/mmis/2008/pb/bgrd/backgroundfile-16266.pdf>)

Attachment 5

(<http://www.toronto.ca/legdocs/mmis/2008/pb/bgrd/backgroundfile-16267.pdf>)

Attachment 6

(<http://www.toronto.ca/legdocs/mmis/2008/pb/bgrd/backgroundfile-16268.pdf>)

Attachment 7

(<http://www.toronto.ca/legdocs/mmis/2008/pb/bgrd/backgroundfile-16269.pdf>)

Attachment 8

(<http://www.toronto.ca/legdocs/mmis/2008/pb/bgrd/backgroundfile-16270.pdf>)

Attachment 9

(<http://www.toronto.ca/legdocs/mmis/2008/pb/bgrd/backgroundfile-16271.pdf>)

PB18.7	ACTION			
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Supplemental Report - Part of 55 Mill Street (Distillery District) - Further Alterations to a Designated Heritage Property - Rack Houses G & J

Summary

Report to be submitted at the October 23, 2008 meeting.

PB18.8	Information			
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Resignation of Chair of the Toronto and East York Community Preservation Panel

(September 24, 2008) Letter from Peggy Hlobil-Emmenegger

Summary

Advising that she is resigning from the Toronto and East York Community Preservation Panel and further advising that the Panel has appointed David Le Roy as Chair and Jonathan Mousley as Vice Chair.

Background Information

Letter

<http://www.toronto.ca/legdocs/mmis/2008/pb/bgrd/backgroundfile-16275.pdf>

PB18.9	ACTION			
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Application for Funds to Hold a Special Heritage Community Event

(October 3, 2008) Memo from Toronto and East York Community Preservation Panel

Summary

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

PB18.10	Information			
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Minutes of the Community Preservation Panels

(October 14, 2008) Memo from Chairs, Community Preservation Panels

Summary

- a. Etobicoke York Community Preservation Panel
 - i. Minutes of the meeting held on October 6, 2008.

Background Information

Etobicoke York Community Preservation Panel Minutes - October 6, 2008

<http://www.toronto.ca/legdocs/mmis/2008/pb/bgrd/backgroundfile-16279.pdf>