

MINUTES OF MEETING

Scarborough Community Heritage Preservation Panel (Municipal Heritage Committee)

held at the Scarborough Archives
Tuesday, March 18th 2008, 7:30 p.m.

Present:	<i>Rick Schofield,</i>	<i>Don Allen,</i>	<i>Joan Dolson,</i>	<i>Sandy Grigg,</i>
	<i>Scott Woodland,</i>	<i>Jeremy Hopkin,</i>	<i>Donald Smith</i>	
Guests:	<i>Scott Barrett</i>	<i>Nick Ainley</i>	<i>Christian Chan</i>	
Regrets:	<i>Bob Saunders ,</i>	<i>Councillor Paul Ainslie</i>		

A quorum being present, the Chairman called the meeting to order at 7:30 p.m.

Welcome and Special Presentation

S-080301 The Chairman welcomed three guests , Scott Barrett (Heritage Preservation staff) and two Ryerson students: Nick Ainly and Christian Chan.

Scott outlined Section 37 funding issues/ support for Heritage Conservation Districts and related Official Plan Amendments. In addition to traditional HCDs, staff are assisting Ryerson students with historical mapping of the entire City in an effort to determine where HCDs might evolve. HCDs must have strong cultural value (design, association, context) and generally have the support of the local community and councillor.

Panel member Donald Smith suggested that the Curran Hall community (c1960s) might be considered because of its built form, community lifestyle, consistency and quality of construction, and provision for amenities such as schools and shopping . Although modern subdivisions may be considered for future HCDs, many of the above points are planning issues and while they may form part of the area, HCDs generally include: "built heritage, structures, street landscaping and other physical and spatial elements".

Committee members agreed the students might concentrate on identifying the older, more traditional areas such as Agincourt, GECO and Kitchener Park, as well as areas along Kingston Road within the communities of Birch Cliff, Cliffside, Cliffcrest, and Guildwood.

The Chairman offered the students the full services and resources of the Scarborough Historical Society's Archives to assist with their research.

Following the presentation, the Chairman thanked the guests for their interest and enthusiasm.

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Minutes of the Previous Meeting

S-080302 "Be it resolved that the minutes of the previous meeting held February 12th/08 be approved as circulated."

(Sandy Grigg, Don Allen)

Carried

3.

Chairman's report on Pending items:

S-080303 The Chairman reviewed the pending items not otherwise noted on the agenda:

- (i) ORC/TRAC properties in Hillside/Rouge Park area
 - info on ownership and maintenance responsibilities required
 - Donald to follow up
- (ii) Stinson's Store , Stop 17 (Kingston Road @ Midland)
 - verandah collapsing, property standards contacted, City will stabilize
- (iii) Agincourt Conservation District
 - tabled -- awaiting a report from Bob Saunders
- (iv) Stonehouse family Regency cottage (5951 Steeles Avenue, w/o Markham Road)
 - awaiting development plans and preservation staff report
- (v) Herb Duncan house (Old Kingston Road)
 - awaiting report from Councillor Moeser
- (vi) Russell Reesor House (Lot 7, Con. V, Reesor Road @ Steeles)
 - awaiting action from Preservation staff and/or owner
- (vii) Lily Cup facade (Danforth Road w/o Kennedy Road)
 - awaiting demolition and/or development review
- (viii) Menno/Joe Reesor house (Lo 11 Con. V, Steeles Avenue)
 - awaiting future development
- (ix) Heritage Poster
 - tabled for future consideration

"Be it resolved that the Chairman's report be received."

(Scott Woodland, Donald Smith)

Carried

ACTION: Donald, Bob, Preservation staff

4.

Correspondence:

S-080304 The Chairman reviewed recent correspondence including:

- (a) proposed street names - letter from developer
- (b) 10 Chelway Road - Cttee of Adjustment
- (c) 21 Old Kingston Road, potential redevelopment (revised drawings)
- (d) Heritage Toronto Conservation Committee Mtg. Feb./12/08
- (e) Councillor Ainslie re: St. Augustine's Seminary (site marker/plaque)
- (f) CHOnews, March issue

Items (a), (b) and (e) were discussed briefly and no further action required by the committee.

"Be it resolved that the above communications be received."

(Sandy Grigg, Joan Dolson)

Carried

4.1 **Correspondence: re: 21 Old Kingston Road**

S-080305

The committee reviewed the proposed redevelopment of the designated property at 21 Old Kingston Road (Richardson-Corson House), including the proposal to relocate the heritage building to permit the construction of a four storey seniors' residence (which is permitted by existing zoning). All agreed that while the new building might be permitted by zoning, it would be inappropriate for the small, narrow site and a serious, negative impact on the two adjacent heritage designated structures. It was suggested that if the Preservation Board and Council refused to allow the relocation of the heritage designated structure the developers might be forced to put forth a more sympathetic proposal for the site. It is believed that the local Councillor is also opposed to the proposed project and may be working with the developer to put forth a better proposal for the heritage sensitive site.

"Be it resolved that the panel express its strong opposition to the relocation of the heritage designated property known as the Richardson-Corson House because such a move would destroy the original century old stone foundation and original verandahs, bring the building too close to the road allowance and the adjacent heritage dwelling located at 25 Old Kingston Road and destroy the heritage landscape visuals of the streetscape."

(Don Allen, Joan Dolson)

Carried

ACTION: Preservation Board and staff

4.2 **Communications: Heritage Toronto Report**

S-080306

Donald Smith summarized a report from the Heritage Toronto Conservation Committee, previously circulated to committee members. Of Scarborough interest were:

- (i) the delay at the First Parliament Site (since the 1796 structure was built by Scarborough's Thomson family),
- (ii) the Heritage Management Plan Phase 1,
- (iii) the future development of the Guild which is on hold until firm proposals from interested parties are brought forward.

"Be it resolved that the Heritage Toronto report be received."

(Donald Smith, Scott Woodland)

Carried

4.3 **Communications: St. Augustine's Seminary site marker**

S-080307

The committee reviewed correspondence from Councillor Paul Ainslie regarding the proposal to place one of Scarborough's historic site markers on St. Augustine's Seminary. Since the committee and Councillor Ainslie are awaiting response from the Archdiocese of Toronto and/or St. Augustine's, the matter was tabled.

"Be it resolved that Councillor's letter be received."

(Sandy Grigg, Joan Dolson)

Carried

ACTION: Pending

4.4

Correspondence: Community Heritage Ontario

S-080308

The committee received copies of the recent issue of CHOnews and noted the annual conference/workshops upcoming at the end of May. Due to limited budget allocations for workshops (maximum 25% of the panel's budget), committee members were polled as to their possible interest in attending. Scott Woodland, Bob Saunders and Donald Smith indicated possible interest and any decisions as to who might attend was deferred to the April meeting. If more than one delegate attends, costs will have to be pro-rated."

"Be it resolved that the correspondence from CHO be received and that interested committee members review their options regarding workshop attendance."

(Scott Woodland, Donald Smith)

Carried

ACTION: Committee members

5.

Toronto Preservation Board

S-080309

Due to the absence of Bob Saunders, the usual report from the Toronto Preservation Board was tabled to the next meeting.

6.1

New Business: Heritage Showcase

S-080310

The Chairman reported on the success of the annual Scarborough Heritage Showcase at the Scarborough Town Centre, February 22-24. An estimated 12,000 visited the display during the 32 hours of operation over the three days. Special thanks were extended to committee members Don Allen, Scott Woodland and Jeremy Hopkin who joined the Chairman, staff of the local museum and members of the Scarborough Historical Society to greet visitors and answer their heritage and preservation inquiries.

6.2

Coates House , 68 Chine Drive

S-080311

The Chairman and Scott Woodland reported on the proposed sale of the historically listed Coates House and the need to designate the structure with a heritage easement to protect the unique interior features as well as the building itself. The Preservation staff will again be asked to look into what protection can be obtained either now or immediately after the sale of the property.

ACTION: Preservation staff

6.3 **New Business: William Thomson House**

S-080313 The new owner of the William Thomson House has inquired about the possibility of adding a covered porch to the front (west) entrance to the designated dwelling. The owner is blind and unable to use the east entrance which is one level lower in the bank house. This winter heavy snow from the roof has blocked access to the west entrance and creating access problems.

In addition, he would like someone to assist in identifying roof tile concerns that might exist since he has discovered several slate roof tiles on the ground.

The committee agreed that the possibility of a porch roof addition would not seriously impact on the heritage value of the house but would like to see plans first and then get options from preservation staff.

"Be it resolved that the committee indicate that it has no objection to the addition of a small porch roof to protect the west entrance subject to approval of restoration plans and drawings and final approval of the Toronto Preservation Board and Council, as required."

(Sandy Grigg, Jeremy Hopkin)

Carried

ACTION: building owner to submit drawings

6.4 **Request to add an item to the agenda**

S-080314 Scott Woodland requested the committee's indulgence in adding a report to the agenda dealing with his designated property and the fact that the issue was time sensitive.

"Be it resolved that the item be added to the agenda."

(Donald Smith, Sandy Grigg)

Carried

6.4.1 **New Business: Restoration of the Stonehouse verandah**

S-080315 Scott Woodland submitted his report to the committee and then declared a possible conflict of interest as he would be applying for a heritage restoration grant and was the owner of the property. (see attached letter from Nexus Architects)

The Chairman circulated a proposal to build a new porch at the historic Stonehouse dwelling at 63 Delburn Drive. The proposal would be to construct a new verandah to replicate the original verandah visible in a historic photograph provided by the Scarborough Archives. The original verandah was demolished prior to 1970 when changes were made to the historic house and prior to its designation. The owner has agreed to hire a historic restoration architect to draw up proper drawings for committee's review and approval prior to being formally submitted to preservation staff for comment and the Preservation Board and Council for final approval.

"Be it resolved that the proposal to rebuild the historic verandah at the designated Stonehouse dwelling be approved in principal subject to approval of the drawings and approval of staff, Preservation Board and Council, as required."

(Sandy Grigg, Jeremy Hopkin)

Carried

ACTION: Property owner to submit drawings

7. Adjournment

S-080316 There being no further business before the committee,

"Be it resolved

"That the meeting of the committee be adjourned."

NEXT REGULAR SCHEDULED MEETING

TUESDAY, APRIL 8, 2008

(Scott Woodland, Joan Dolson)

Carried

Monday, March 17, 2008
Mr. & Ms. Woodland
63 Delburn Drive
Scarborough, Ontario M1V 1A8

Dear Scott and Lois:

RE: DESIGN OF NEW PORCH AT WOODLAND RESIDENCE

Thank you for returning to Nexus Architects since our last discussions in 2005 to assist in the design process for the replacement of the porch at your home. The proposed porch is to match the original design and to suit the current conditions.

We understand that your house was constructed in 1871 as a stone farmhouse with a covered wooden porch on the front façade. The house has undergone many years of use and maintenance and at some time the porch was removed. You have a picture of the house showing the original porch and you want to construct a new porch that is historically correct. Your house was designated in 1993 under Part IV of the Ontario Heritage Act and you are seeking both the approval and the financial assistance of the City of Toronto for the reconstruction.

We understand that you wish to proceed with this project with adequate caution so that your budget for design and your budget for construction are not exceeded. To that end, should you choose to sign back this letter, Nexus Architects will proceed with the design only to the schematic design stage to permit you to determine the construction costs with more accuracy. Should you choose, to proceed further you will instruct Nexus in writing. We are prepared to provide heritage architectural consulting for this project on the basis of an hourly rate of \$120 plus disbursements for any major expenses such as printing of drawings. We understand that our scope of work will be:

- To review existing documents, photographs and existing construction details to determine, as best as possible, the design and details of the original porch.
- To prepare schematic design documents illustrating the proposed design of the new porch in adequate detail for you to pursue approvals from authorities for zoning, planning and heritage issues.
- To discuss the proposed design with yourselves after your review of the proposal with the authorities to adjust any design issues and to proceed with working drawings with your approval.
- To prepare working drawings illustrating the construction details of the new porch in adequate detail for you to seek competitive tenders from contractors and for you to submit for building permit. We would provide to you an adequate number of sets of drawings, sealed and signed as required for submission for a building permit.

We are describing this process and scope of work without the benefit of seeing the actual location and assuming that there are no complications arising from unusual site conditions or zoning restrictions. You may wish to confirm with the City that there are no coverage, setback, or other zoning restrictions that would conflict with the intended porch replacement. The application for a building permit may require a recent site survey to confirm actual locations of property lines and existing setbacks.

Barring any complications that require our additional involvement to resolve, we would expect to be able to undertake the proposed scope of work for the following upset limits on time and cost:

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| • To review existing conditions and documents: | 5 hours | \$600 |
| • To prepare schematic design documents: | 16 hours | \$1920 |
| • To adjust schematic design to suit authorities: | 6 hours | \$720 |
| • To prepare working drawings: | 20 hours | \$2400 |

The cost of disbursements should not exceed \$200.

These fees do not include the cost of any additional consultants, such as structural, mechanical or electrical engineers; or services, such as a surveyor or conservator. If upon review of the actual conditions, or upon discovery of any complications in the process that may affect these proposed fees, we would inform you and seek your advice to continue.

According to the Ontario Building Code, Part 9 buildings (small buildings) do not require the involvement of an architect or engineer for the design or construction phases. However, if we produce the drawings that are submitted to obtain a Building Permit, we will affix an Architect's Seal on the Permit Drawings. During the construction phase, we would provide any additional services that you may choose to request at our hourly rate. For small projects we normally do not use the Ontario Association of Architects standard contract form, Document 600, but refer to it and the OAA schedules for standards of services to be provided. If you are satisfied with our understanding of the scope of work and the terms of our service, please sign back a copy of this letter for our records.

Sincerely,

Richard O. Coombs, Partner
Nexus Architects