

**MINUTES OF MEETING**

**Scarborough Community Heritage Preservation Panel**  
(Municipal Heritage Committee)

CITY CLERK'S OFFICE  
SECRETARIAL SECTION  
2008 OCT 21 PM 2:50

held at the Scarborough Archives  
Tuesday, October 14th 2008, 7:30 p.m.

<b>Present:</b>	<i>Rick Schofield,</i>	<i>Scott Woodland,</i>	<i>Jeremy Hopkin,</i>
	<i>Don Allen,</i>	<i>Bob Saunders ,</i>	<i>Councillor Paul Ainslie</i>
<b>Regrets:</b>	<i>Joan Dolson,</i>	<i>Sandy Grigg,</i>	

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

**1 Minutes of the Previous Meeting**

S-081001 "BE IT RESOLVED that the minutes of the previous meeting held September 9th be approved as circulated."  
(*Jeremy Hopkin, Scott Woodland*) Carried

**2.1 Pending Item - Guild Inn redevelopment**

S-081002 Councillor Ainslie reported that Centennial College is currently in the process of putting together a formal proposal for redevelopment of the Guild. Tentative plans call for the possible restoration of the original Bickford dwelling, the removal of later additions and the January demolition of the modern six-storey hotel addition. Future use of the property includes a small boutique hotel, conference centre and restaurant. Centennial College would manage the restaurant and lease out of proposed boutique hotel and conference centre.

Councillor Ainslie agreed to provide the Chairman with development plans as soon as draft proposals have been submitted.

**ACTION: Councillor Paul Ainslie**

2.2

Chairman's report on Pending items:

S-081003

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

- (i) Parkway Plaza - Grand Union/Dominion Store proposed designation  
--awaiting Preservation Board/staff action
- (ii) Dunker's Flow -- proposed designation  
--awaiting Preservation Board/staff action
- (iii) Stinson's Store , Stop 17 (Kingston Road @ Midland)  
--verandah collapsing, property standards hearing held, owner absent  
--Property Standards City staff may now stabilize site & charge owner  
--awaiting city staff action
- (iv) Clark-Reesor House agreement pending  
-- Hydro One looking at ongoing University scholarship  
--Chairman, Sandy Grigg and Hydro Exec. to meet in coming weeks
- (v) Scarborough Historic Site markers  
--recently erected at S.S.#3, S.S.#7 and former W.J. Morrish store  
--Scott to take sample to selected sites to survey future installations
- (vi) Agincourt Village sites  
-- individual listings for selected properties to be discussed at next meeting  
--Bob, Joan and Scott to take lead on identifying buildings for consideration
- (vii) Proposed Future Listings -- eight sites on hold awaiting descriptions  
--committee members to report back at next meeting
- (viii) Parkcrest-Annis Road proposed HCD  
--committee agreed to proceed with proposal and document buildings etc  
--Chairman, Don and Scott to photograph sites as soon as trees are bare

"BE IT RESOLVED that the Chairman's report be received."

*(Don Allen, Scott Woodland)*

Carried

**ACTION: Preservation Board/staff -- Items (i) and (ii)**

- |                         |                                      |
|-------------------------|--------------------------------------|
| Bob Saunders            | -- Items (i), (ii), (vi) and (vii)   |
| Scott Woodland          | -- Items (v), (vi), (vii) and (viii) |
| Don Allen               | -- Items (vii) and (viii)            |
| other committee members | -- Item (vii)                        |

3.

Correspondence

see pending items and new business

4.1

**New Business - Richardson-Corson property redevelopment**

S-081004

The committee examined and discussed at length, the proposed development of a seniors' home on property currently occupied by the designated dwelling known as the Richardson Corson house (Bylaw # 19474).

The proposed redevelopment would require the relocation of the heritage home. The Chairman noted that the architect's proposed site plan does not accurately reflect the existing designated structure as the kitchen wing to the south does not appear and would likely be demolished to accommodate the new development. Clarification is required from the architect.

The committee would also like to see the proposed high-rise reduced to six storeys, the loading dock revisited and an environmental assessment conducted since car repairs have been conducted on the adjacent property for many years.

While the committee has no objection to the proposed senior's structure, the members would prefer to see the designated structure remain on its original foundation. This would not be possible given the existing development proposal and lot configuration.

**"BE IT RESOLVED that the Preservation Board and staff support the preservation of the entire designated structure, including the south wing and that the dwelling may be relocated on the existing site in a suitable location to accommodate any redevelopment proposal."**

*(Councillor Paul Ainslie Bob Saunders)*

Carried

**ACTION: Preservation Board and staff**

4.2

**New Business - Richard Eade property redevelopment**

S-081005

The committee briefly discussed tentative proposals to redevelop the former Richard Eade property and the preservation of the designated Richard Eade property (Bylaw # 20972). Since the architect, ERA, has yet to provide site plans and exact impact on the designated building has not been ascertained, the item was deferred to the December committee meeting.

Councillor Ainslie agreed to contact ERA architects to secure proposed site plans and any impact on the designated structure.

**ACTION: Councillor Paul Ainslie**



**4.3 New Business - Echardt dwelling @ #1 Fallingbrook**

S-081006

The Chairman reported that the current property owner is planning to sell the designated property (Bylaw # 21571) and was inquiring as to what aspects of the property are covered by the designation. One potential purchaser wishes to demolish the brick coach house to the north of the dwelling. This structure was not included as part of the original designation description but committee members suggested that this be revisited.

Members will visit the site in the coming weeks.

The matter was deferred to the next meeting of the committee at which time detailed photographs will be provided to assist in any final decisions regarding the existing property description.

**ACTION: Committee members**

**4.4 New Business - Hillside bridge on Meadowvale**

S-081007

The Chairman reported that City engineers have inquired about possible refurbishing or replacement of the Hillside bridge on Meadowvale Road. City staff have indicated that the existing bridge is a 1985 replacement and indicate its description as a "Bailey" bridge.

The Chairman indicated that the existing bridge was designated under the terms of the Ontario Heritage Act (Bylaw # 25153) and described as a "Pony Truss" bridge constructed about 1917. Local residents confirm that work was done on the bridge about 1985 but such work was simply the addition of a wire-grating surface over the original roadway to better accommodate vehicular traffic.

The Chairman has asked the City engineers to revisit the site to determine the accuracy of their original evaluation and report back to the committee on any future refurbishing of the bridge.

**ACTION: City engineering staff**

**4.5 New Business - William Thomson "Bones" dwelling**

S-081008

The Chairman reported that the property owner had contacted him once again regarding the windows of the historic 1848 designated structure (Bylaw # 17447).

This time, the owner requested permission to replace the window on the second storey which he indicated were not original to the 1848 structure. The Chairman indicated that the second storey addition was added about 1900 and that the existing windows in that section, while not original to the 1848 structure, were likely original to the 1900 addition and were included as part of the designation.

The Chairman has again offered to visit the site to meet with the owner to examine the windows and discuss solutions. The owner has not yet accepted the offer.

**ACTION: Chairman and property owner**

4.6

**New Business - Collins dwelling @ 14 Town Line**

S-081009

The Chairman reported that he had received a telephone inquiry from The Toronto Regional Conservation Authority (TRAC) regarding the replacement of windows on the historic Collins house. The building is listed on the inventory of heritage structures but cannot be designated as it is currently owned by the Ontario Government and managed by TRAC. The existing 9/9 wood sash windows are not original to the 19th century stone dwelling but were replacements when a fire gutting the building about 1920. The original windows were likely 6/6 double hung sash. It is suggested that if window replacement was being considered, the installation of 6/6 wood sash would be more appropriate than replacing the 9/9 configuration. The committee agreed that plastic mullions or other modern window replacement would not be appropriate.

Hopefully, TRAC will be in touch with the Chairman prior to any window replacement.

**ACTION: pending a report from TRAC**

5.

**Adjournment**

S-081010

There being no further business before the committee

"Be it resolved that the meeting be adjourned.

Next regularly scheduled meeting:

Saturday, date TBA            revisits to Agincourt and Parkcrest sites for dwelling evaluation and photographic documentation.

Tuesday November 11th    pending response to outstanding items or new business issues

Tuesday December 9th

*(Don Allen Scott Woodland)*

Carried

**ACTION: Committee members to :**

- review Parkcrest/Annis Road HCD options
- review Agincourt village dwellings
- research proposed future listings



OLD KINGSTON RD

4  
A-03

PROPERTY LINE

COURTYARD  
GREEN SPACE  
18000

LIGHTWELL

6000  
6000  
6000  
3000  
7617

7288 sq.ft. WELLNESS

7306 sq.ft. LIBRARY

3300 sq.ft. HAIR SALON

6400 sq.ft. CHAPEL/THEATRE

2700 sq.ft. OFFICE

MANAGER

private dining  
2400 sq.ft.

LOUNGE

DINING

STY AREA

GREEN SPACE

3A/B  
A-01

PORCH

RELOCATED  
BUILDING

ACCESS RAMP

EXISTING BUILDING  
TO BE RELOCATED

2/1  
A-03

MAIN  
ENTRANCE

PROPERTY LINE

C.B.

TO UNDERGROUND PARKING

9800  
7800  
PROPERTY LINE  
7800  
33200  
7900

3/2