

## Toronto Preservation Board

<b>Meeting No.</b>	13	<b>Contact</b>	Colleen O'Neill, Committee Secretary
<b>Meeting Date</b>	Friday, April 18, 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		

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*The Decision Document is for preliminary reference purposes only. Please refer to the Board's Minutes for the official record.*

### *How to Read the Decision Document:*

- *Recommendations of the Board to Community Council and City Council appear after the item heading.*
- *Any amendments by the Board to recommendations appearing in a staff report are italicized.*
- *Other action taken by the Board on its own authority, which does not require Council's approval, is listed in the decision document under the heading "Decision Advice and Other Information".*
- *Declarations of Interest, if any, appear at the end of an item.*

*Minutes Confirmed - March 27, 2008*

PB13.1	Information	Received		
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### **Toronto Preservation Board - Upcoming Reports**

(April 8, 2008) Memo from Heritage Preservation Services

#### **Decision Advice and Other Information**

The Toronto Preservation Board noted that the following report from the Director, Policy and Research, City Planning Division, will be considered at the May 22, 2008 meeting of the Toronto Preservation Board:

- a. 569 Broadview Avenue and 9 Tennis Crescent – Inclusion on Heritage Inventory (Ward 30 Toronto Danforth)

## Summary

Advising that the following reports will be considered at the May 22, 2008 meeting of the Toronto Preservation Board:

- a. 569 Broadview Avenue and 9 Tennis Crescent - Inclusion on Heritage Inventory (Ward 30-Toronto Danforth)

PB13.2	ACTION	Adopted		Ward: 18
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## 243 Perth Avenue - Inclusion on Heritage Inventory

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

### Board Recommendations

The Toronto Preservation Board recommended to the Toronto and East York Community Council that:

1. City Council include the property at 243 Perth Avenue (Perth Avenue Methodist Church) 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 243 Perth Avenue, containing the building historically known as Perth Avenue Methodist Church, on the City of Toronto Inventory of Heritage Properties.

The property owner is planning to redevelop part of the site. The inclusion of the property on the City's heritage inventory would enable staff to monitor any proposed changes to the site and encourage the retention of the building's heritage values and attributes.

### Background Information

Staff Report - 243 Perth Avenue

<http://www.toronto.ca/legdocs/mmis/2008/pb/bgrd/backgroundfile-12046.pdf>

Attachment 1

<http://www.toronto.ca/legdocs/mmis/2008/pb/bgrd/backgroundfile-12047.pdf>

Attachment 2

<http://www.toronto.ca/legdocs/mmis/2008/pb/bgrd/backgroundfile-12048.pdf>

Attachment 3

<http://www.toronto.ca/legdocs/mmis/2008/pb/bgrd/backgroundfile-12049.pdf>

PB13.3	ACTION	Adopted		Ward: 20
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## **222 Bremner Boulevard - Partial Repeal and Amendment of Designating By-law**

(March 14, 2008) Report from Director, Policy and Research, City Planning Division

### **Board Recommendations**

The Toronto Preservation Board recommended to the Toronto and East York Community Council that:

1. City Council partially repeal City of Toronto By-law No. 1996-0385, designating the property at 222 Bremner Boulevard under Part IV, Section 29 of the Ontario Heritage Act, to remove the references to the portions of the site legally described as Plan 64R-13541, Parts 2 to 9, from Schedules “A” and “C”.
2. City Council amend City of Toronto By-law No. 1996-0385 to remove reference to the Machine Shop Annex from the Reasons for Designation that form Schedule “B” of the designating by-law.
3. If there are no objections to the proposed partial repeal and amendment of the designating by-law in accordance with Sections 30.1(6) and 31(5) of the Ontario Heritage Act, the solicitor be authorized to introduce the Bills in Council.
4. If there are objections in accordance with Sections 30.1(6) and 31(5) of the Ontario Heritage Act, the Clerk be directed to refer the proposed partial repeal and amendment of the designating by-law to the Conservation Review Board.

### **Financial Impact**

There are no financial implications resulting from the adoption of this report. The public Notices of the partial repeal of the designating by-law will be advertised on the City’s web site according to the provisions of the City of Toronto Act.

### **Summary**

This report recommends that City Council partially repeal and amend City of Toronto By-law #1996-0385, designating the property at 222 Bremner Boulevard under Part IV, Section 29 of the Ontario Heritage Act, to remove the portion of the site known as the Hydro Option Lands from the legal description and remove reference to the Machine Shop Annex from the Reasons for Designation.

As the result of a Hydro Purchase Option Agreement dated October 5, 1992, the City of Toronto has a legal obligation to transfer the Hydro Option Lands to Hydro One as the location for a new electrical facility. Because the heritage by-law designating the CPR John Street Roundhouse complex includes part of the Hydro Option Lands with the Machine Shop Annex that is attached to the Roundhouse, the by-law requires partial repeal and amending to unencumber the portion of the site slated for the transformer station.

## Background Information

Staff Report - 222 Bremner Blvd.

(<http://www.toronto.ca/legdocs/mmis/2008/pb/bgrd/backgroundfile-12071.pdf>)

Attachment 1

(<http://www.toronto.ca/legdocs/mmis/2008/pb/bgrd/backgroundfile-12072.pdf>)

Attachment 2

(<http://www.toronto.ca/legdocs/mmis/2008/pb/bgrd/backgroundfile-12073.pdf>)

PB13.4	ACTION	Deferred		Ward: 25
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## 112 Blythwood Road, Demolition of a Structure within the Blythwood Heritage Conservation District and Approval of a Replacement Structure

(March 27, 2008) Report from Director, Policy and Research, City Planning Division

## Decision Advice and Other Information

The Toronto Preservation Board:

1. Deferred consideration of the report to the May 22, 2008 meeting of the Board and requested that the Project Architects be present at that time to answer Member's questions;
2. Requested that Heritage Preservation Services staff work with the Architect to revise the design of the portico and the dormer windows to a more appropriate scale.
3. Requested the North York Community Council to also defer consideration of the report.

## 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 un-rated house in the Blythwood Heritage Conservation District, (BHCD) and approve the design of the replacement structure, with a condition that the owner obtain approval from the Manager, Heritage Preservation Services (HPS) for the final building permit plans.

The existing house does not contribute to the heritage character of the BHCD and the replacement house is in accordance with the BHCD Study Guidelines.

## Background Information

Staff Report - 112 Blythwood Rd.

(<http://www.toronto.ca/legdocs/mmis/2008/pb/bgrd/backgroundfile-12074.pdf>)

Attachment 1

(<http://www.toronto.ca/legdocs/mmis/2008/pb/bgrd/backgroundfile-12075.pdf>)

Attachment 2

(<http://www.toronto.ca/legdocs/mmis/2008/pb/bgrd/backgroundfile-12076.pdf>)

Attachment 3

(<http://www.toronto.ca/legdocs/mmis/2008/pb/bgrd/backgroundfile-12077.pdf>)

Attachment 4

(<http://www.toronto.ca/legdocs/mmis/2008/pb/bgrd/backgroundfile-12078.pdf>)

Attachment 5

(<http://www.toronto.ca/legdocs/mmis/2008/pb/bgrd/backgroundfile-12079.pdf>)

Attachment 6

(<http://www.toronto.ca/legdocs/mmis/2008/pb/bgrd/backgroundfile-12080.pdf>)

PB13.5	ACTION	Adopted		Ward: 27
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### **832 Bay Street (McLaughlin Motor Car Showroom) – Approval of Alterations to a Heritage Building, and Authority to Enter into a Heritage Easement Agreement**

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

#### **Board Recommendations**

The Toronto Preservation Board recommended to the Toronto and East York Community Council that:

1. City Council approve the alterations to the heritage building at 832 Bay Street, substantially in accordance with the Heritage Impact Statement (Conservation Strategy) Supplementary Report for 832 Bay Street (McLaughlin Motor Car Showroom, prepared by E.R.A. Architects Ltd., dated March 14, 2008, on file with the Manager, Heritage Preservation Services, subject to the owner:
  - a. Prior to introduction of Bills in Council:
    - entering into a Heritage Easement Agreement with the City for the retained and reconstructed portion of 832 Bay Street (McLaughlin Motor Car Showroom), including design guidelines for exterior signage;
    - providing a detailed Conservation and Restoration Plan, prepared by a qualified heritage consultant, detailing the dismantling, storage, restoration and reconstruction of 832 Bay Street (McLaughlin Motor Car Showroom) satisfactory to the Manager, Heritage Preservation Services;
  - b. Prior to the issuance of any building permit for 832 Bay Street (McLaughlin Motor Car Showroom), including a permit for the 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 all work included in the Conservation and Restoration Plan;

providing a record of the as-found condition of 832 Bay Street (McLaughlin Motor Car Showroom), including all survey documentation and interior casting samples, satisfactory to the Manager, Heritage Preservation Services;

providing building permit drawings, satisfactory to the Manager, Heritage Preservation Services; and

c. Prior to release of the Letter of Credit:

completing the heritage conservation and restoration work, satisfactory to the Manager, Heritage Preservation Services; and

providing and implementing an Interpretation Program for the 832 Bay Street (McLaughlin Motor Car Showroom) satisfactory to the Manager, Heritage Preservation Services.

2. 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 832 Bay Street (McLaughlin Motor Car Showroom).

### **Decision Advice and Other Information**

The Toronto Preservation Board received the communication (April 11, 2008) from Councillor Kyle Rae, Ward 27 Toronto-Rosedale.

### **Financial Impact**

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

### **Summary**

The applicant is proposing a 48-storey residential building with a two-storey mixed use podium that incorporates portions of the existing heritage building. Due to overriding geotechnical considerations, the existing heritage building will be dismantled and reconstructed as part of the project and the reconstruction will act as a façade for the podium for the new building.

The proposal represents the best available solution to resolving various heritage, planning and technical issues affecting the heritage components of the development. Although dismantling and reconstructing the heritage façade is not an acceptable strategy in most cases, the proposed conservation strategy balances a loss of heritage authenticity against potential substantial damage during the period of construction.

The purpose of this report is to outline and seek approval for the proposed alterations and to obtain the authority of the City of Toronto to enter into a Heritage Easement Agreement.

## Background Information

Staff Report - 832 Bay Street

(<http://www.toronto.ca/legdocs/mmis/2008/pb/bgrd/backgroundfile-12081.pdf>)

Attachment 1

(<http://www.toronto.ca/legdocs/mmis/2008/pb/bgrd/backgroundfile-12082.pdf>)

Attachment 2

(<http://www.toronto.ca/legdocs/mmis/2008/pb/bgrd/backgroundfile-12083.pdf>)

## 5a 832 Bay Street (McLaughlin Motor Car Showroom)

### Summary

Letter from Councillor Rae in support of the proposed conservation strategy for 832 Bay Street.

### Background Information

Letter from Councillor Rae

(<http://www.toronto.ca/legdocs/mmis/2008/pb/bgrd/backgroundfile-12202.pdf>)

PB13.6	ACTION	Amended		Ward: 28
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## 1 Front Street East (Sony Centre) - Approval of Alterations to a Heritage Property and Intention to Designate, Part IV, Section 29, Ontario Heritage Act

(March 31, 2008) Report from Director, Policy and Research, City Planning Division

### Board Recommendations

The Toronto Preservation Board recommended to the Toronto and East York Community Council that the report be referred back to the Director, Policy and Research, City Planning Division, for a new report, with the intent that the property be designated.

### 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 website in accordance with the City of Toronto Act provisions.

### Summary

This report recommends that City Council approve the alterations to the heritage property at 1 Front Street East, formerly the Hummingbird Centre, now the Sony Centre for the Performing Arts ("Sony Centre"). This report further recommends the designation of this property under Part IV, Section 29 of the Ontario Heritage Act for its cultural heritage value.

This report addresses a major revitalization initiative for the Sony Centre necessary to achieve a positive budget following the loss of its major tenants. The proposed development preserves the heritage structure in total and provides the capital funds to support necessary restoration of the exterior of this important heritage building, including the public open space surrounding it. The proposal provides a new cultural facility extending the Sony Centre beyond the performing arts, to ensure its continued vitality as part of the cultural life of the City.

## **Background Information**

Staff Report - 1 Front Street E.

(<http://www.toronto.ca/legdocs/mmis/2008/pb/bgrd/backgroundfile-12085.pdf>)

Attachment 1

(<http://www.toronto.ca/legdocs/mmis/2008/pb/bgrd/backgroundfile-12086.pdf>)

Attachment 2

(<http://www.toronto.ca/legdocs/mmis/2008/pb/bgrd/backgroundfile-12087.pdf>)

Attachment 3

(<http://www.toronto.ca/legdocs/mmis/2008/pb/bgrd/backgroundfile-12088.pdf>)

Attachment 4a

(<http://www.toronto.ca/legdocs/mmis/2008/pb/bgrd/backgroundfile-12089.pdf>)

Attachment 4b

(<http://www.toronto.ca/legdocs/mmis/2008/pb/bgrd/backgroundfile-12090.pdf>)

Attachment 4c

(<http://www.toronto.ca/legdocs/mmis/2008/pb/bgrd/backgroundfile-12091.pdf>)

Attachment 4d

(<http://www.toronto.ca/legdocs/mmis/2008/pb/bgrd/backgroundfile-12092.pdf>)

Attachment 4e

(<http://www.toronto.ca/legdocs/mmis/2008/pb/bgrd/backgroundfile-12093.pdf>)

Attachment 4f

(<http://www.toronto.ca/legdocs/mmis/2008/pb/bgrd/backgroundfile-12094.pdf>)

Attachment 5

(<http://www.toronto.ca/legdocs/mmis/2008/pb/bgrd/backgroundfile-12095.pdf>)

## **Communications**

(April 16, 2008) letter from Michael B. Cruickshank, St. Lawrence Market Neighbourhood BIA (PB.New.PB13.6.1)

(April 18, 2008) e-mail from Catherine Tong (PB.New.PB13.6.2)

(April 18, 2008) e-mail from Sybil Wa, B.Arch. (PB.New.PB13.6.3)

(April 18, 2008) e-mail from Patricia Coughlin (PB.New.PB13.6.4)

(April 17, 2008) e-mail from Agnes Makowski, Concerned Resident (PB.New.PB13.6.5)

(April 17, 2008) e-mail from Esther Jeon (PB.New.PB13.6.6)

(April 17, 2008) e-mail from Andrew Luu (PB.New.PB13.6.7)

(April 17, 2008) e-mail from Elaine Kwan (PB.New.PB13.6.8)

(April 17, 2008) e-mail from Michael Eisner, Keller Williams Referred Realty Inc. (PB.New.PB13.6.9)

(April 17, 2008) e-mail from Lise M. Guay (PB.New.PB13.6.10)

(April 17, 2008) e-mail from Ted Doig, Resident (PB.New.PB13.6.11)

(April 17, 2008) e-mail from Shaun Pearen (PB.New.PB13.6.12)

(April 17, 2008) e-mail from Bert Deveaux (PB.New.PB13.6.13)

(April 17, 2008) e-mail from Bruce Buttimore, P.Eng (PB.New.PB13.6.14)

(April 17, 2008) e-mail from Debbie Smrz, BSc, ND (PB.New.PB13.6.15)

(April 17, 2008) e-mail from Muriel Richardson (PB.New.PB13.6.16)



- (April 17, 2008) e-mail from Wiley Tong (PB.New.PB13.6.17)  
 (April 17, 2008) e-mail from Mary McDonald, Partner, Quad Search Inc. (PB.New.PB13.6.18)  
 (April 17, 2008) e-mail from Ken Smith (PB.New.PB13.6.19)  
 (April 18, 2008) e-mail from Jennifer McCallum (PB.New.PB13.6.20)  
 (April 18, 2008) e-mail from Eric Yung (PB.Main.PB13.6.21)

PB13.7	Information	Received		
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### Minutes of Community Preservation Panels

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

#### Decision Advice and Other Information

The Toronto Preservation Board received the Minutes of the Community Preservation Panels for information.

#### Summary

- a. Scarborough Community Preservation Panel
  - i. Minutes of the meeting held on March 18, 2008
- b. Toronto and East York Community Preservation Panel
  - i. Minutes of the meeting held on March 25, 2008

#### Background Information

Scarborough Community Heritage Preservation Panel Minutes - March 18, 2008

<http://www.toronto.ca/legdocs/mmis/2008/pb/bgrd/backgroundfile-12100.pdf>

Toronto and East York Community Preservation Panel Minutes

<http://www.toronto.ca/legdocs/mmis/2008/pb/bgrd/backgroundfile-12104.pdf>

PB13.8	ACTION	Adopted		
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### Study of Places of Worship in the City of Toronto

(April 18, 2008) Member Motion from Jennifer Rieger

#### Summary

Member motion requesting that the Toronto Preservation Board request Heritage Preservation Services staff to investigate the opportunity to partner with the Ontario Heritage Trust, and others if appropriate, to conduct a thematic study of Places of Worship in the City of Toronto.

PB13.9	Information	Received		
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### **Introduction of New Member of Staff, Heritage Preservation Services**

(April 18, 2008) Member Motion from Chair

#### **Decision Advice and Other Information**

The Toronto Preservation Board welcomed Dan DiBartolo and wished him well in his position as Preservation Officer, Heritage Preservation Services.

#### **Summary**

To introduce Dan DiBartolo, Preservation Officer.

#### **Meeting Sessions**

Session Date	Session Type	Start Time	End Time	Public or Closed Session
2008-04-18	Afternoon	2:10 PM	4:10 PM	Public