



## Decision Document

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### 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		

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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 - July 17, 2008***

PB17.1	ACTION	Adopted		Ward: 32
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#### **1091 Eastern Avenue – Inclusion on Heritage Inventory**

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

#### **Committee Recommendations**

The Toronto Preservation Board recommended to the Toronto and East York Community Council 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	Adopted		Ward: 27
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### 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

### Committee Recommendations

The Toronto Preservation Board recommended to the Toronto and East York Community Council 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>)

<b>PB17.3</b>	<b>ACTION</b>	<b>Amended</b>		<b>Ward: 27</b>
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### **3 Old George Place, Refusal of Alterations to a Designated Heritage Property**

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

#### **Committee Recommendations**

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

1. Approve Option 1 wherein the applicant proposes to add a large, two storey addition joining the front of the house to the garage. The addition is divided into three spaces; a one storey “formal dining room” to the east of the existing main entrance; a two storey block joining the front façade of the house to the garage; and a two storey block on the west of the front façade which extends beyond it to create a new entrance area. The applicant also proposes the addition of a second, glazed storey to the garage, which will be connected to the new second floor of the house. More space will be added over the back of the house with an expanded second storey. The as-built cladding on the house will be removed and replaced with a different cladding material. The cladding on the garage will remain as is.
2. Receive the report (September 3, 2008) from the Director, Policy and Research, City Planning Division, for information.

#### **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>)

## Declared Interests

The following member(s) declared an interest:

Adriana Balen - Her employer is the Architect for the project.

PB17.4	ACTION	Adopted		Ward: 22
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## 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

### Committee Recommendations

The Toronto Preservation Board recommends to the Toronto and East York Community Council 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>

PB17.5	Presentation	Withdrawn		
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### 37 King Street East - King Edward Hotel - Restoration of the Crystal Ballroom

#### Decision Advice and Other Information

The Toronto Preservation Board withdrew the Presentation by ERA Architects.

**Summary**

Presentation by ERA Architects.

*No Written Material*

PB17.6	Information	Received		
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**Minutes of the Community Preservation Panels**

(September 9, 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. North York Community Preservation Panel
  - i. Minutes of the meeting held on June 9, 2008
- b. Etobicoke York Community Preservation Panel
  - i. Minutes of the meeting held on September 9, 2008
- c. Scarborough Community Preservation Panel
  - i. Minutes of the meeting held on September 9, 2008

**Background Information**

North York Community Preservation Panel - June 9, 2008

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

Etobicoke York Community Preservation Panel Minutes - September 6, 2008

(<http://www.toronto.ca/legdocs/mmis/2008/pb/bgrd/backgroundfile-15560.pdf>)

Scarborough Community Preservation Panel Minutes - September 9, 2008

(<http://www.toronto.ca/legdocs/mmis/2008/pb/bgrd/backgroundfile-15650.pdf>)

**Meeting Sessions**

Session Date	Session Type	Start Time	End Time	Public or Closed Session
2008-09-19	Afternoon	2:00 PM	3:35 PM	Public