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## Toronto Preservation Board

<b>Meeting No.</b>	12	<b>Contact</b>	Colleen O'Neill, Committee Secretary
<b>Meeting Date</b>	Thursday, March 27, 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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### Attendance

Members of the Toronto Preservation Board were present for some or all of the time periods indicated under the section headed “Meeting Sessions”, which appears at the end of the Minutes.

Robert Saunders, Chair, Toronto Preservation Board, and Vice-Chair, Scarborough Community Preservation Panel	X
Mary Louise Ashbourne, Etobicoke York Community Preservation Panel	X
Adriana Balen, Toronto Preservation Board	X
Alan Dudeck, Toronto Preservation Board	X
Patrice A. Dutil, Toronto Preservation Board	R
Edith Geduld, North York Community Preservation Panel	X
Paul Gogan, Toronto Preservation Board	R
Peggy Hlobil-Emmenegger, Toronto and East York Community Preservation Panel	X
Prishram Jain, Toronto Preservation Board	X
Yew-Thong Leong, Toronto Preservation Board	X
Councillor Kyle Rae	R
Jennifer Rieger, Toronto Preservation Board	X
Councillor Michael Thompson	X
Councillor Adam Vaughan	X

### Confirmation of Minutes

On motion by Yew-Thong Leong, the Toronto Preservation Board confirmed the Minutes of the meeting held on January 24, 2008.

PB12.1	ACTION	Adopted		
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### Election of Vice Chair

## Summary

Election of Vice Chair

## Decision Advice and Other Information

The Toronto Preservation Board elected Adriana Balen as Vice-Chair of the Toronto Preservation Board.

## Motions

*Nominate a Member motion moved by Edith Geduld (Final)*

PB12.2	Information	Amended		
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## Toronto Preservation Board - Upcoming Reports

### Summary

Heritage Preservation Services advising that the following reports will be considered at the April 18, 2008 meeting of the Toronto Preservation Board:

- a. 2054 Davenport Road – Intention to Designate, Part IV, Section 29, Ontario Heritage Act (Ward 17 Davenport).
- b. 85 Ellesmere Road – Inclusion on Heritage Inventory (Ward 37 Scarborough Centre).
- c. 243 Perth Avenue - Inclusion on Heritage Inventory (Ward 18 Davenport).

## Decision Advice and Other Information

On motion by Councillor Thompson, the Toronto Preservation Board:

1. noted that the following report from the Director, Policy and Research, City Planning Division, will be considered at the April 18, 2008 meeting of the Toronto Preservation Board:
  - c. 243 Perth Avenue - Inclusion on Heritage Inventory (Ward 18 Davenport); and
2. referred the following reports back to the Director, Policy and Research, City Planning Division, for further consideration:
  - a. 2054 Davenport Road – Intention to Designate, Part IV, Section 29, Ontario Heritage Act (Ward 17 Davenport); and
  - b. 85 Ellesmere Road – Inclusion on Heritage Inventory (Ward 37 Scarborough Centre).

## Motions

*Amend Item motion moved by Councillor Michael Thompson (Final)*

<b>PB12.3</b>	<b>ACTION</b>	Adopted		Ward: 20
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**80 bpNichol Lane (at the rear of 401, 403 and 405 Huron Street) -  
Intention to Designate, Section 29, Part IV, Ontario Heritage Act and  
Authority for Heritage Easement Agreement**

(March 11, 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 80 bpNichol Lane (at the rear of 401, 403 and 405 Huron Street and known as Coach House Books) 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;
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; and
4. Authority be granted by City Council for the execution of a Heritage Easement Agreement under Section 37 of the Ontario Heritage Act with the owners of the property at 80 bpNichol Lane (at the rear of 401, 403 and 405 Huron Street).

**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 80 bpNichol Lane (at the rear of 401, 403 and 405 Huron Street) under Part IV, Section 29 of the Ontario Heritage Act and grant authority to enter into a heritage easement agreement with the property owner. The property, which contains two coach houses associated with Coach House Books, was listed on the City of Toronto Inventory of Heritage Properties in 2004.

This report replaces the report named "401R Huron Street – Intention to Designate, Part IV, Section 29, Ontario Heritage Act and Authority for a Heritage Easement Agreement" (January 30, 2008) that was on the agenda for the meeting of the Toronto Preservation Board scheduled for February 28, 2008. That meeting was cancelled, and the replacement report corrects the address of the property and makes changes to the Reasons for Designation.

## Board Recommendations

On motion by Councillor Vaughan, the Toronto Preservation Board recommended to the Toronto and East York Community Council that:

1. City Council state its intention to designate the property at 80 bpNichol Lane (at the rear of 401, 403 and 405 Huron Street and known as Coach House Books) 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;
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; and
4. Authority be granted by City Council for the execution of a Heritage Easement Agreement under Section 37 of the Ontario Heritage Act with the owners of the property at 80 bpNichol Lane (at the rear of 401, 403 and 405 Huron Street).

## Motions

*Adopt Item motion moved by Councillor Adam Vaughan (Final)*

## Links to Background Information

Staff Report

<http://www.toronto.ca/legdocs/mmis/2008/pb/bgrd/backgroundfile-11497.pdf>

Attachment 2

<http://www.toronto.ca/legdocs/mmis/2008/pb/bgrd/backgroundfile-11498.pdf>

Attachment 3

<http://www.toronto.ca/legdocs/mmis/2008/pb/bgrd/backgroundfile-11499.pdf>

Attachment 1

<http://www.toronto.ca/legdocs/mmis/2008/pb/bgrd/backgroundfile-11500.pdf>

PB12.4	ACTION	Adopted		Ward: 32
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## 75 Elmer Avenue (Revised) - Inclusion on Heritage Inventory

(March 12, 2008) Report from Director, Policy and Research, City Planning Division

## Recommendations

The City Planning Division recommends that:

1. City Council include the property at 75 Elmer Avenue (Herbert W. Waters House) 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 75 Elmer Avenue (Herbert W. Waters House) on the City of Toronto Inventory of Heritage Properties.

At its meeting of January 24, 2008, the Toronto Preservation Board referred the report recommending the inclusion on the City of Toronto Inventory of Heritage Properties back to staff for further consultation with the property owner about the heritage attributes of the site. Staff have met with the owner and revised the Reasons for Listing (Attachment No. 3) to address his concerns.

## Board Recommendations

On motion by Councillor Vaughan, the Toronto Preservation Board recommended to the Toronto and East York Community Council that:

1. City Council include the property at 75 Elmer Avenue (Herbert W. Waters House) on the City of Toronto Inventory of Heritage Properties.

## Motions

*Adopt Item motion moved by Councillor Adam Vaughan (Final)*

## Links to Background Information

Staff Report

(<http://www.toronto.ca/legdocs/mmis/2008/pb/bgrd/backgroundfile-11501.pdf>)

Attachment 1

(<http://www.toronto.ca/legdocs/mmis/2008/pb/bgrd/backgroundfile-11502.pdf>)

Attachment 2

(<http://www.toronto.ca/legdocs/mmis/2008/pb/bgrd/backgroundfile-11503.pdf>)

Attachment 3

(<http://www.toronto.ca/legdocs/mmis/2008/pb/bgrd/backgroundfile-11504.pdf>)

PB12.5	ACTION	Adopted		Ward: 20
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## 222 Bremner Boulevard - The John Street Roundhouse - Approval of Alterations to a Heritage Building

(March 13, 2008) Report from Director, Policy and Research, City Planning Division

**Recommendations**

The City Planning Division recommends that the alterations to the heritage building at 222 Bremner Boulevard be approved substantially in accordance with the Heritage Impact Statement for the John Street Roundhouse, revised February 26, 2008, prepared by IBI Group Architects Ltd., received by City Planning Division February 26, 2008, on file with the Manager Heritage Preservation Services, subject to the owner:

1. Prior to the approval of a sign variance application:
  - a. providing a conceptual lighting plan for the exterior of the building and site to the satisfaction of the Manager, Heritage Preservation Services;
  - b. resolving outstanding issues with respect to the illumination of the Leon's sign to the satisfaction of the Chief Planner, City Planning Division.
2. Prior to the issuance of any sign permit for 222 Bremner Boulevard:
  - a. providing a Conservation and Restoration Plan for the Coal and Sanding Tower to the satisfaction of the Manager, Heritage Preservation Services;
  - b. providing final design drawings of the proposed signs, including any alterations to the Coal and Sanding Tower, satisfactory to the Manager, Heritage Preservation Services.
3. Prior to the issuance of any building permit for 222 Bremner Boulevard including a permit for the demolition, excavation, and/or shoring of the subject property:
  - a. providing final architectural drawings of the interior alterations 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 alterations to the designated property at 222 Bremner Boulevard.

The John Street Roundhouse is identified for architectural and historical reasons. It is important both in its local significance to the economic and social development of Toronto and in its national historic significance to the contribution of railroads to Canada's development.

The Roundhouse complex occupies the block immediately south of the CN Tower, bounded by Bremner Boulevard on the north, and Lakeshore Boulevard and the Gardiner Expressway to the south (see Attachment No. 1).

The purpose of this report is to identify and approve alterations that allow for the Retail Tenant building fit-out (Bays 18-32) that supports the adaptive re-use for retail purposes. This work includes alterations to interior spaces, the placement of signage on the Coal and Sanding tower

and a steel canopy with a Leon's sign at the business entrance.

## **Speakers**

Don Loucks, IBI Group

## **Board Recommendations**

On motion by Councillor Thompson, the Toronto Preservation Board recommended to the Toronto and East York Community Council that City Council approve the alterations to the heritage building at 222 Bremner Boulevard substantially in accordance with the Heritage Impact Statement for the John Street Roundhouse, revised February 26, 2008, prepared by IBI Group Architects Ltd., received by City Planning Division February 26, 2008, on file with the Manager Heritage Preservation Services, subject to the owner:

1. Prior to the approval of a sign variance application:
  - a. providing a conceptual lighting plan for the exterior of the building and site to the satisfaction of the Manager, Heritage Preservation Services;
  - b. resolving outstanding issues with respect to the illumination of the Leon's sign to the satisfaction of the Chief Planner, City Planning Division.
2. Prior to the issuance of any sign permit for 222 Bremner Boulevard:
  - a. providing a Conservation and Restoration Plan for the Coal and Sanding Tower to the satisfaction of the Manager, Heritage Preservation Services;
  - b. providing final design drawings of the proposed signs, including any alterations to the Coal and Sanding Tower, satisfactory to the Manager, Heritage Preservation Services.
3. Prior to the issuance of any building permit for 222 Bremner Boulevard including a permit for the demolition, excavation, and/or shoring of the subject property:
  - a. providing final architectural drawings of the interior alterations satisfactory to the Manager, Heritage Preservation Services.

## **Motions**

*Adopt Item motion moved by Councillor Michael Thompson (Final)*

## **Links to Background Information**

Staff Report

<http://www.toronto.ca/legdocs/mmis/2008/pb/bgrd/backgroundfile-11509.pdf>

Attachment 1

<http://www.toronto.ca/legdocs/mmis/2008/pb/bgrd/backgroundfile-11510.pdf>

Attachment 2

<http://www.toronto.ca/legdocs/mmis/2008/pb/bgrd/backgroundfile-11511.pdf>

Attachment 3

(<http://www.toronto.ca/legdocs/mmis/2008/pb/bgrd/backgroundfile-11512.pdf>)

Attachment 4

(<http://www.toronto.ca/legdocs/mmis/2008/pb/bgrd/backgroundfile-11513.pdf>)

Attachment 5 A and B

(<http://www.toronto.ca/legdocs/mmis/2008/pb/bgrd/backgroundfile-11514.pdf>)

Attachment 5 C and D

(<http://www.toronto.ca/legdocs/mmis/2008/pb/bgrd/backgroundfile-11515.pdf>)

Attachment 5 E and F

(<http://www.toronto.ca/legdocs/mmis/2008/pb/bgrd/backgroundfile-11516.pdf>)

<b>PB12.6</b>	<b>ACTION</b>	<b>Adopted</b>		<b>Ward: 20</b>
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## **262 Bloor Street West - Approval of Alterations to a Heritage Building and Authority to Enter into a Heritage Easement Agreement**

(March 13, 2008) Report from Director, Policy and Research, City Planning Division

### **Recommendations**

The City Planning Division recommends that the alterations to the heritage building at 262 Bloor Street West be approved in accordance with the Heritage Impact Statement prepared by ERA Architects Inc (February 2008), received by City Planning Division March 3, 2008, on file with the Manager Heritage Preservation Services, subject to the owner:

1. Prior to the issuance of a building permit for the described work at 262 Bloor Street West, including a permit for the demolition of any exterior features:
  - a. providing final architectural drawings and material samples satisfactory to the Manager of Heritage Preservation Services;
  - b. entering into a Heritage Easement Agreement with the City.
2. Implementing the Heritage Interpretation Plan and mitigation strategy as outlined in the February 2008 Heritage Impact Statement.

### **Financial Impact**

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

### **Summary**

The property at 262 Bloor Street West (see Attachment 1) is included in the City of Toronto's heritage inventory and designated under Part IV of the Ontario Heritage Act for architectural and historical reasons by By-Law 129-89.

This report recommends that City Council approve alterations to the designated property at 262 Bloor Street West and that City Council grant authority for the City to enter into a Heritage Easement Agreement with the owner (The University of Toronto).



The repurposing of this building (from a multi-purpose medical building to a humanities institute) will ensure its future usability and maintenance. The proposed alterations do not compromise the significant heritage values of the property and are based on standard conservation practice, recognizing the heritage character of the resource and addressing issues of minimal impact and reversibility. All heritage work will be completed in accordance with the Parks Canada Standards and Guidelines for the Conservation of Historic Places.

A Heritage Easement Agreement will protect the significant heritage values of the building and will guide its stewardship in future uses. The proposed heritage interpretation plan will ensure that the medical history of the building is appropriately commemorated.

### **Speakers**

Elizabeth Sisam, University of Toronto  
Lindsay Reid, ERA Architects Ltd.

### **Board Recommendations**

On motion by Councillor Vaughan, the Toronto Preservation Board recommended to the Toronto and East York Community Council that City Council approve the alterations to the heritage building at 262 Bloor Street West in accordance with the Heritage Impact Statement prepared by ERA Architects Inc (February 2008), received by City Planning Division March 3, 2008, on file with the Manager Heritage Preservation Services, subject to the owner:

1. Prior to the issuance of a building permit for the described work at 262 Bloor Street West, including a permit for the demolition of any exterior features:
  - a. providing final architectural drawings and material samples satisfactory to the Manager of Heritage Preservation Services;
  - b. entering into a Heritage Easement Agreement with the City.
2. Implementing the Heritage Interpretation Plan and mitigation strategy as outlined in the February 2008 Heritage Impact Statement,

**which was carried on the following recorded vote:**

**For:** Bob Saunders, Mary Louise Ashbourne, Adriana Balen, Alan Dudeck, Edith Geduld, Peggy Hlobil-Emmenegger, Yew-Thong Leong, Jennifer Rieger, Councillor Thompson, Councillor Vaughan - 10

**Against:** Jain Prishram - 1

### **Motions**

*Adopt Item motion moved by Councillor Adam Vaughan (Final)*

### **Links to Background Information**

Staff Report

(<http://www.toronto.ca/legdocs/mmis/2008/pb/bgrd/backgroundfile-11517.pdf>)

Attachments 1 to 3

(<http://www.toronto.ca/legdocs/mmis/2008/pb/bgrd/backgroundfile-11518.pdf>)

<b>PB12.7</b>	Information	Received		
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## Minutes of Community Preservation Panels

(February 19, 2008) Memo from Chairs, Community Preservation Panels

### Summary

- a. Etobicoke-York Community Preservation Panel
  - i. Minutes of the meeting held on February 4, 2008
  - ii. Minutes of the meeting held on March 3, 2008
- b. North York Community Preservation Panel
  - i. Minutes of the meeting held on January 14, 2008
  - ii. Minutes of the meeting held on February 11, 2008
- c. Scarborough Community Preservation Panel
  - i. Minutes of the meeting held on January 14, 2008
  - ii. Minutes of the meeting held on February 12, 2008
- d. Toronto and East York Preservation Panel
  - i. Minutes of the meeting held on March 4, 2008

### Decision Advice and Other Information

On motion by Edith Geduld, the Toronto Preservation Board received the Minutes of the Community Preservation Panels for information.

### Motions

*Receive Item motion moved by Edith Geduld (Final)*

### Links to Background Information

Etobicoke-York Community Preservation Panel Minutes

(<http://www.toronto.ca/legdocs/mmis/2008/pb/bgrd/backgroundfile-11249.pdf>)

Etobicoke York Community Preservation Panel Minutes - March 3, 2008

(<http://www.toronto.ca/legdocs/mmis/2008/pb/bgrd/backgroundfile-11437.pdf>)

North York Community Preservation Panel Minutes - January 14, 2008

(<http://www.toronto.ca/legdocs/mmis/2008/pb/bgrd/backgroundfile-11438.pdf>)

North York Community Preservation Panel Minutes - February 12, 2008

(<http://www.toronto.ca/legdocs/mmis/2008/pb/bgrd/backgroundfile-11607.pdf>)

Scarborough Community Heritage Preservation Panel Minutes - January 14, 2008

(<http://www.toronto.ca/legdocs/mmis/2008/pb/bgrd/backgroundfile-11439.pdf>)

Scarborough Community Heritage Preservation Panel Minutes - February 12, 2008

(<http://www.toronto.ca/legdocs/mmis/2008/pb/bgrd/backgroundfile-11440.pdf>)

Toronto and East York Community Preservation Panel Minutes - March 4, 2008

(<http://www.toronto.ca/legdocs/mmis/2008/pb/bgrd/backgroundfile-11441.pdf>)

<b>PB12.8</b>	<b>ACTION</b>	Adopted		
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## **Renewal of Board Membership for Toronto Historical Association**

Member motion by Edith Geduld

### **Summary**

To obtain Board approval to renew the Board membership for 2008 with the Toronto Historical Association.

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

On motion by Edith Geduld, the Toronto Preservation Board requested that Edith Geduld renew the Board membership for the Toronto Historical Association for 2008 and submit the receipt to Heritage Preservation Services for reimbursement.

### **Motions**

*Introduce Motion without Notice motion moved by Edith Geduld (Final)*

### **Meeting Sessions**

Session Date	Session Type	Start Time	End Time	Public or Closed Session
2008-03-27	Afternoon	2:05 PM	3:25 PM	Public

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Chair