

---

## Toronto Preservation Board

<b>Meeting No.</b>	16	<b>Contact</b>	Colleen O'Neill, Committee Secretary
<b>Meeting Date</b>	Thursday, July 17, 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 2, City Hall		

---

### Confirmation of Minutes

On motion by Edith Geduld, the Toronto Preservation Board confirmed the Minutes of the meeting held on June 19, 2008.

PB16.1	Information	Received		Ward: 32
--------	-------------	----------	--	----------

### Toronto Preservation Board - Upcoming Reports

(June 20, 2008) Memo from Heritage Preservation Services

#### Summary

Advising that the following report will be considered at the September 19, 2008 meeting of the Toronto Preservation Board:

- a. 1091 Eastern Avenue - Inclusion on Heritage Inventory.

#### Decision Advice and Other Information

The Toronto Preservation Board noted that the following report will be considered at the September 19, 2008 meeting of the Toronto Preservation Board:

- a. 1091 Eastern Avenue - Inclusion on Heritage Properties.

#### Motions

*Motion to Receive Item moved by Yew-Thong Leong (Carried)*

PB16.2	ACTION	Adopted		Ward: 30
--------	--------	---------	--	----------

## **120 First Avenue - Inclusion on Heritage Inventory**

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

### **Recommendations**

The City Planning Division recommends that:

1. City Council include the property at 120 First Avenue (St. Ann's Rectory) 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 120 First Avenue (St. Ann's Rectory) on the City of Toronto Inventory of Heritage Properties. The site adjoins the property at 711 Gerrard Street East with St. Ann's Church, which is listed on the City's heritage inventory. It also adjoins the proposed Riverdale Phase 1 Heritage Conservation District, which extends along parts of First Avenue, West Avenue and Tiverton Avenue.

The inclusion of the property at 120 First Avenue on the City's heritage inventory would enable staff to monitor any applications affecting the site and encourage the retention of the building's heritage values and attributes.

### **Committee Recommendations**

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

1. City Council include the property at 120 First Avenue (St. Ann's Rectory) on the City of Toronto Inventory of Heritage Properties.

### **Motions**

*Motion to Adopt Item moved by Peggy Hlobil-Emmenegger (Carried)*

### **Links to Background Information**

Staff Report

<http://www.toronto.ca/legdocs/mmis/2008/pb/bgrd/backgroundfile-14567.pdf>

Attachment 1

<http://www.toronto.ca/legdocs/mmis/2008/pb/bgrd/backgroundfile-14568.pdf>

Attachment 2

<http://www.toronto.ca/legdocs/mmis/2008/pb/bgrd/backgroundfile-14569.pdf>

Attachment 3

<http://www.toronto.ca/legdocs/mmis/2008/pb/bgrd/backgroundfile-14570.pdf>

PB16.3	ACTION	Adopted		Ward: 28
--------	--------	---------	--	----------

## **Part of 55 Mill Street (Distillery District) - Approval of Alterations to Designated Heritage Property**

(June 25, 2008) Report from Director, Policy and Research, City Planning Division

### **Recommendations**

The City Planning Division recommends that:

1. City Council approve, in the event that a settlement can be reached on the appeal of the Official Plan and Zoning By-law Amendment application, the alterations to the heritage property at 55 Mill Street (Distillery District), substantially in accordance with the plans and drawings prepared by Architects Alliance, dated June 1, 2008 and date stamped received by the City Planning Division on June 23, 2008, and on file with the Manager, Heritage Preservation Services subject to the applicant:

- a. prior to the Ontario Municipal Board issuing its Order giving final approval to a settlement of the appeal of the Official Plan and Zoning By-law Amendment application;

providing a detailed Conservation Plan, prepared by a qualified heritage architect to the satisfaction of the Manager, Heritage Preservation Services that includes: documentation through photographs of the as-found condition of Rack Houses G and J including photographs of the interior roof structure and racking system, Building 63 (Paint Shop), and Building 74 (Case Goods Warehouse), all as pertaining to the Reasons for Identification; detailed descriptions /specifications for all proposed heritage conservation work including measures to be taken to protect all heritage structures within and adjacent to the development site during construction; an exterior lighting and signage plan; and an estimate of costs for the implementation of the Conservation Plan;

- b. prior to the issuance of any building permit for the subject development, including a permit for 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 the work identified in the Conservation Plan;

providing a detailed landscape plan including all at and above-grade outdoor amenity space that is proposed as part of the subject development, as well as an exterior lighting plan and a signage plan all to the satisfaction of the Manager, Heritage Preservation Services;

providing building permit drawings to the satisfaction of the Manager, Heritage Preservation Services;

- c. prior to the release of the Letter of Credit;

completing the heritage conservation work, 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 alterations to the historic Rack Houses G and J, part of the designated heritage property at 55 Mill Street, formerly the Gooderham and Worts Distillery, in accordance with the proposed Official Plan Amendment and Rezoning application described in this report. The development proposes 52,807 square metres of new residential gross floor area, and 14,754 square metres of non-residential gross floor area, in the southeast quadrant of the District.

The applicant has appealed the Official Plan and Zoning By-law Amendment application to the Ontario Municipal Board. A prehearing conference was held on May 20, 2008 and a second prehearing conference is scheduled for September 12, 2008 with a ten-day hearing scheduled to commence on October 27, 2008. The City and the applicant are working to resolve outstanding issues with the application in order to reach a settlement.

### **Speakers**

Michael Stewart, Goodmans LLP

Michael McClelland, ERA Architects Inc.

### **Committee Recommendations**

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

1. City Council approve, in the event that a settlement can be reached on the appeal of the Official Plan and Zoning By law Amendment application, the alterations to the heritage property at 55 Mill Street (Distillery District), substantially in accordance with the plans and drawings prepared by Architects Alliance, dated June 1, 2008 and date stamped received by the City Planning Division on June 23, 2008, and on file with the Manager, Heritage Preservation Services subject to the applicant:
  - a. prior to the Ontario Municipal Board issuing its Order giving final approval to a settlement of the appeal of the Official Plan and Zoning By-law Amendment application;

providing a detailed Conservation Plan, prepared by a qualified heritage architect to the satisfaction of the Manager, Heritage Preservation Services that includes: documentation through photographs of the as-found condition of Rack

Houses G and J including photographs of the interior roof structure and racking system, Building 63 (Paint Shop), and Building 74 (Case Goods Warehouse), all as pertaining to the Reasons for Identification; detailed descriptions /specifications for all proposed heritage conservation work including measures to be taken to protect all heritage structures within and adjacent to the development site during construction; an exterior lighting and signage plan; and an estimate of costs for the implementation of the Conservation Plan;

- b. prior to the issuance of any building permit for the subject development, including a permit for 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 the work identified in the Conservation Plan;

providing a detailed landscape plan including all at and above-grade outdoor amenity space that is proposed as part of the subject development, as well as an exterior lighting plan and a signage plan all to the satisfaction of the Manager, Heritage Preservation Services;

providing building permit drawings to the satisfaction of the Manager, Heritage Preservation Services;

- c. prior to the release of the Letter of Credit;

completing the heritage conservation work, satisfactory to the Manager, Heritage Preservation Services.

## Motions

*Motion to Adopt Item moved by Jennifer Rieger (Carried)*

## Links to Background Information

Staff Report

<http://www.toronto.ca/legdocs/mmis/2008/pb/bgrd/backgroundfile-14571.pdf>

Attachment 1

<http://www.toronto.ca/legdocs/mmis/2008/pb/bgrd/backgroundfile-14572.pdf>

Attachment 2a

<http://www.toronto.ca/legdocs/mmis/2008/pb/bgrd/backgroundfile-14573.pdf>

Attachment 2b

<http://www.toronto.ca/legdocs/mmis/2008/pb/bgrd/backgroundfile-14574.pdf>

Attachment 2c

<http://www.toronto.ca/legdocs/mmis/2008/pb/bgrd/backgroundfile-14575.pdf>

Attachment 2d

<http://www.toronto.ca/legdocs/mmis/2008/pb/bgrd/backgroundfile-14576.pdf>

Attachment 2e

<http://www.toronto.ca/legdocs/mmis/2008/pb/bgrd/backgroundfile-14577.pdf>

Attachment 2f

<http://www.toronto.ca/legdocs/mmis/2008/pb/bgrd/backgroundfile-14578.pdf>

Attachment 3

(<http://www.toronto.ca/legdocs/mmis/2008/pb/bgrd/backgroundfile-14579.pdf>)

Attachment 4a

(<http://www.toronto.ca/legdocs/mmis/2008/pb/bgrd/backgroundfile-14580.pdf>)

Attachment 4b

(<http://www.toronto.ca/legdocs/mmis/2008/pb/bgrd/backgroundfile-14581.pdf>)

Attachment 5

(<http://www.toronto.ca/legdocs/mmis/2008/pb/bgrd/backgroundfile-14582.pdf>)

Attachment 6

(<http://www.toronto.ca/legdocs/mmis/2008/pb/bgrd/backgroundfile-14583.pdf>)

Attachment 7

(<http://www.toronto.ca/legdocs/mmis/2008/pb/bgrd/backgroundfile-14584.pdf>)

Attachment 8

(<http://www.toronto.ca/legdocs/mmis/2008/pb/bgrd/backgroundfile-14585.pdf>)

Attachment 9 & 10

(<http://www.toronto.ca/legdocs/mmis/2008/pb/bgrd/backgroundfile-14586.pdf>)

PB16.4	Information	Received		
--------	-------------	----------	--	--

## Agincourt Heritage Conservation District Proposal

(June 3, 2008) Letter from Bob Saunders, Scarborough Community Preservation Panel

### Summary

Forwarding copy of letter addressed to the Scarborough Community Preservation Panel advising that the Panel recommended to the Toronto Preservation Board that at this time no study be undertaken for the establishment of a heritage conservation district in the old village of Agincourt.

### Decision Advice and Other Information

The Toronto Preservation Board received the letter for information.

### Motions

*Motion to Receive Item moved by Edith Geduld (Carried)*

### Links to Background Information

Letter

(<http://www.toronto.ca/legdocs/mmis/2008/pb/bgrd/backgroundfile-14587.pdf>)

PB16.5	Information	Received		
--------	-------------	----------	--	--

### Minutes of the Community Preservation Panels

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

#### Summary

- a. Scarborough Community Preservation Panel
  - i. Minutes of the meeting held on June 10, 2008
- b. Toronto and East York Community Preservation Panel
  - i. Minutes of the meeting held on May 27, 2008
  - ii. Minutes of the meeting held on June 17, 2008
- c. Etobicoke York Community Preservation Panel
  - i. Minutes of the meeting held on July 7, 2008

#### Decision Advice and Other Information

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

#### Motions

*Motion to Receive Item moved by Mary Louise Ashbourne (Carried)*

#### Links to Background Information

Scarborough Community Preservation Panel - June 10, 2008  
<http://www.toronto.ca/legdocs/mmis/2008/pb/bgrd/backgroundfile-14588.pdf>  
 Toronto and East York Community Preservation Panel - May 27, 2008  
<http://www.toronto.ca/legdocs/mmis/2008/pb/bgrd/backgroundfile-14597.pdf>  
 Toronto and East York Community Preservation Panel - June 17, 2008  
<http://www.toronto.ca/legdocs/mmis/2008/pb/bgrd/backgroundfile-14627.pdf>  
 Etobicoke York Community Preservation Panel - July 7, 2008  
<http://www.toronto.ca/legdocs/mmis/2008/pb/bgrd/backgroundfile-14705.pdf>

PB16.6	Presentation	Received		
--------	--------------	----------	--	--

### Downtown Yonge Street BIA Signage Vision

(July 8, 2008) Presentation from Downtown Yonge Street Business Improvement Area

**Summary**

Presentation from the Downtown Yonge Street Business Improvement Area, entitled “A Signage Vision for the Downtown Yonge Strip”.

**Speakers**

James Robinson, Downtown Yonge Street BIA  
Harold Madi, Partner, The Planning Partnership

**Decision Advice and Other Information**

The Toronto Preservation Board thanked Harold Madi and James Robinson for their informative presentation and received the presentation for information.

**Motions**

*Motion to Receive Item moved by Patrice A. Dutil (Carried)*

**Links to Background Information**

A Signage Vision for the Downtown Yonge Strip  
(<http://www.toronto.ca/legdocs/mmis/2008/pb/bgrd/backgroundfile-14626.pdf>)

PB16.7	ACTION	Adopted		
--------	--------	---------	--	--

**Application for Funds to Hold a Special Heritage Community Event**

(July 17, 2008) Member Motion from Edith Geduld, Chair, North York Community Preservation Panel

**Summary**

Requesting approval of an application submitted by the North York Community Preservation Panel for funds up to \$1,000.00 from the Special Heritage Community Event Fund.

**Decision Advice and Other Information**

The Toronto Preservation Board approved the application submitted by the North York Community Preservation Panel for funds up to \$1,000.00 from the Special Heritage Community Event Fund, to be used for the North York Modernist Architecture Event to be held in late October/early November 2008 at the North York Civic Centre and requested Edith Geduld to submit her receipts to Heritage Preservation Services for reimbursement.

**Motions**

*Motion to Introduce Motion without Notice moved by Edith Geduld (Carried)*  
*Motion to Adopt Item moved by Edith Geduld (Carried)*

**Meeting Sessions**

Session Date	Session Type	Start Time	End Time	Public or Closed Session
2008-07-17	Afternoon	2:00 PM	3:50 PM	Public

**Attendance**

Date and Time	Quorum	Members
2008-07-17 2:00 PM - 3:50 PM (Public Session)	Present	<i>Present:</i> Ashbourne, Balen, Dutil, Geduld, Hlobil-Emmenegger, Jain, Leong, Rieger, Saunders <i>Not Present:</i> Dudeck, Gogan, Rae, Thompson, Vaughan

---

 Chair