

Toronto Preservation Board

Meeting No.	21	Contact	Colleen O'Neill, Committee Secretary
Meeting Date	Friday, February 20, 2009	Phone	416-392-5227
Start Time	2:00 PM	E-mail	coneill1@toronto.ca
Location	Committee Room 4, City Hall	Chair	Robert Saunders

Toronto Preservation Board		
Robert Saunders, Chair Adriana Balen, Vice-Chair Mary Louise Ashbourne Alan Dudeck Patrice A. Dutil	Edith Geduld Paul Gogan Prishram Jain David Le Roy Yew-Thong Leong	Councillor Kyle Rae Jennifer Rieger Councillor Michael Thompson Councillor Adam Vaughan

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Declarations of Interest under the Municipal Conflict of Interest Act**Speakers/Presentations:**

A complete list will be distributed at the meeting

Confirmation of Minutes - January 22, 2009

PB21.1	Presentation			Ward: 29
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Status Report on Todmorden Mills - 67 Pottery Road**Summary**

Presentation from Wendy Shearer, Landscape Architect, on behalf of City of Toronto's Culture Division, on the Site Plan Application for a new roadway, larger parking lot and barrier free pathways.

PB21.2	ACTION			Ward: 14
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2154 Dundas Street West - Intention to Designate under Part IV, Section 29 of the Ontario Heritage Act**Origin**

(February 2, 2009) 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 2154 Dundas Street West 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.

Summary

The property at 2154 Dundas Street West is listed on the City of Toronto Inventory of Heritage Properties. The owner has requested that the property be designated under Part IV, Section 29 of the Ontario Heritage Act as part of a redevelopment application. The property contains a former industrial building that is undergoing conversion to residential condominiums.

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.

Background Information

Staff Report

<http://www.toronto.ca/legdocs/mmis/2009/pb/bgrd/backgroundfile-18930.pdf>

2154 Dundas St. W. - Attachments 1 to 3

<http://www.toronto.ca/legdocs/mmis/2009/pb/bgrd/backgroundfile-18931.pdf>

PB21.3	ACTION			Ward: 18
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166 Beaconsfield Avenue - Intention to Designate under Part IV, Section 29 of the Ontario Heritage Act

Origin

(February 4, 2009) Report from Director, Policy and Research, City Planning Division

Recommendations

The City Planning Division recommends that:

1. City Council include the property at 166 Beaconsfield Avenue (George Barrett House) on the City of Toronto Inventory of Heritage Properties.
2. City Council state its intention to designate the property at 166 Beaconsfield Avenue (George Barrett House) under Part IV, Section 29 of the Ontario Heritage Act.
3. 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.
4. 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.

Summary

The owner of the property at 166 Beaconsfield Avenue has requested the designation of the property under Part IV, Section 29 of the Ontario Heritage Act. The property contains a late 19th century residential building that meets the criteria for municipal designation prescribed by the Province of Ontario.

The property owner has been restoring the heritage attributes of the property since 2001. The proposed designation of the site will enable the owner to qualify for the Toronto Heritage Grant Program, which funds restoration work.

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.

Background Information

Staff Report

<http://www.toronto.ca/legdocs/mmis/2009/pb/bgrd/backgroundfile-18934.pdf>

166 Beaconsfield Avenue - Attachments 1 to 3

<http://www.toronto.ca/legdocs/mmis/2009/pb/bgrd/backgroundfile-18935.pdf>

PB21.4	ACTION			Ward: 20
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38A and B Boswell Avenue, Demolition and Replacement of a Structure within the East Annex Heritage Conservation District

Origin

(January 28, 2009) Report from Director, Policy and Research, City Planning Division

Recommendations

The City Planning Division recommends that:

1. City Council approve the issuance of a demolition permit for the designated "C" rated buildings at 38A and B Boswell Avenue.
2. City Council approve the proposed replacement building for the property at 38A & B Boswell Avenue, substantially in accordance with the plans and drawings prepared by Richard Wengle Architect Inc, dated December 11, 2008.

Summary

This report recommends approval of the demolition permit of the two storey building at 38A & B Boswell Avenue (which collapsed during renovation) and the approval of the replacement structure based on the submitted elevation.

Financial Impact

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

Background Information

Staff Report

<http://www.toronto.ca/legdocs/mmis/2009/pb/bgrd/backgroundfile-18936.pdf>

38A and B Boswell Avenue - Attachments 1 to 8

<http://www.toronto.ca/legdocs/mmis/2009/pb/bgrd/backgroundfile-18937.pdf>

PB21.5	ACTION			Ward: 20
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327-333 Queen Street West, Demolition and Replacement of a Structure within the Queen Street West Heritage Conservation District

Origin

(January 28, 2009) Report from Director, Policy and Research, City Planning Division

Recommendations

This City Planning Division recommends that:

1. City Council approve the issuance of a demolition permit for the buildings at 327-329-331-333 Queen Street West within the Queen Street West Heritage Conservation District.
2. City Council approve the proposed replacement building for the property at 327-333 Queen Street West, substantially in accordance with the plans and drawings prepared by Aedificia Architecture + Design, dated October 9th, 2008; subject to the owner;
 - a. Prior to the issuance of any building permit for the replacement structure located at 327-333 Queen Street West, including a permit for the demolition, excavation, and/or shoring of the subject property, the owner shall continue to work with HPS regarding refinement of the final façade design, including providing building permit drawings securing the following components; (1) satisfactory exterior materials with acceptable details and finishes (no cement or concrete material); (2) storefront and entry elevations with materials and details notated; (3) recessed upper window elements, including details such as, horizontal sash bars or rails to break larger glazing surfaces; (4) inclusion of mullions (minimally 2” wide at ground level storefront (no use of butt joint storefront system); (5) stone cladding at water table or base element (below storefront framing). All drawing and information provided shall be satisfactory to the Manager, Heritage Preservation Services.

Summary

This report recommends approval of the demolition of the three storey contributory building at 331-333 Queen Street West (south side of the street) and the demolition of the two non-contributory one storey structures at 327-329 Queen Street West. The project would then consolidate the entire site to accommodate a new three storey replacement building.

The properties at 327-329-331-333 Queen Street West are included within the Queen Street West Heritage Conservation District, which extends from University Avenue to Bathurst Street.

The subject site is located on the south side of Queen Street West (Attachment No.1) between Peter Street (to the west) and John Street (to the east). The site has prominence as a termination of the view looking south down Beverley Street.

The recommendation to demolish the three storey contributing building at 331-333 Queen Street West is based on the lack of remaining character and the deteriorated condition of the original fabric. A replacement structure has been submitted that respects the traditional solid to void relationships and scale of the district as well as expressing an interesting sculptural treatment of the façade with regards to detailing and overall composition.

Financial Impact

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

Background Information

Staff Report

(<http://www.toronto.ca/legdocs/mmis/2009/pb/bgrd/backgroundfile-18938.pdf>)

327-333 Queen Street West - Attachments 1 to 8

(<http://www.toronto.ca/legdocs/mmis/2009/pb/bgrd/backgroundfile-18939.pdf>)

PB21.6	ACTION			Ward: 20
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106 Wychwood Park - Demolition and Replacement with Two New Structures within the Wychwood Park Heritage Conservation District

Origin

(January 29, 2009) Report from Director, Policy and Research, City Planning Division

Recommendations

This City Planning Division recommends that:

1. City Council approve the issuance of a demolition permit for the structure at 106 Wychwood Park.
2. City Council approve two new structures on the property at 106 Wychwood Park, substantially in accordance with the plans and drawings prepared by Phillip H. Carter Architect, dated January 28, 2009, subject to the owner:
 - a. prior to the issuance of any building permit for 106 Wychwood Park, including a permit for demolition, excavation and /or shoring of the subject property; the owner shall:
 - provide building permit drawings with elevations that secure materials and detailing to the satisfaction of the Manager, Heritage Preservation Services;
 - provide a grading and excavation plan to the satisfaction of the Manager, Heritage Preservation Services;
 - provide a detailed landscape plan with revised arborist report and tree protection plan. Plans shall be accompanied with itemized cost estimates. Information shall be to the satisfaction of the Supervisor, Tree Protection and Plan Review, Urban

Forestry and Manager, Heritage Preservation Services;

provide 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 above item (3) to the satisfaction of Supervisor, Tree Protection and Plan Review, Urban Forestry and Manager, Heritage Preservation Services.

b. prior to the release of the Letter of Credit:

complete the work as described in item (3) above, which includes the implementation of the tree protection plan, to the satisfaction of Supervisor, Tree Protection and Plan Review, Urban Forestry and Manager, Heritage Preservation Services.

Summary

This report recommends approval of the demolition of the two storey single family residential structure at 106 Wychwood Park (Attachment No.1) on the east side of the Park.

In conjunction with the demolition request, the project would construct two new residential structures on the site at 106 Wychwood Park (one structure at the “lot of record” adjacent to 106 Wychwood).

The property at 106 Wychwood Park is within the Wychwood Park Heritage Conservation District and the proposal meets the intent of the District Plan.

Although the Wychwood Park District Plan recommends that no demolitions should be permitted in the Park, the existing structure does not contribute to the character and importance of the district. In general, the period of greatest significance is defined within the guidelines as between the years 1905 and 1917, which represent the period in which development in the district was based upon the Canadian interpretation of the English Arts and Crafts movement. Houses constructed in the 1920s and 1930s are considered to be less important, but also may contribute to the district. The subject property has been identified as constructed between 1950 and 1962 and therefore is non-contributing within the district in terms of built form. It is also identified as being incompatible with its neighbours.

Financial Impact

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

Background Information

Staff Report

<http://www.toronto.ca/legdocs/mmis/2009/pb/bgrd/backgroundfile-18941.pdf>

106 Wychwood Park - Attachments 1 to 7

<http://www.toronto.ca/legdocs/mmis/2009/pb/bgrd/backgroundfile-18942.pdf>

PB21.7	ACTION			Ward: 27
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5 Highland Avenue, Demolition and Replacement of a Structure within the North Rosedale Heritage Conservation District

Origin

(February 9, 2009) Report from Director, Policy and Research, City Planning Division

Recommendations

The City Planning Division recommends that:

1. City Council approve the request to demolish 5 Highland Avenue, an “unrated” structure in the North Rosedale Heritage Conservation District, in accordance with Section 42 (1) of the Ontario Heritage Act.
2. City Council approve plans for the replacement building in accordance with Section 42 (4) of the Ontario Heritage Act subject to the owner:
 - a. Revising the plans to set back the garage and remove the U-shaped drive to the satisfaction of the Manager, Heritage Preservation Services;
 - b. Prior to the issuance of any building permit for the replacement structure located at 5 Highland Ave, including a permit for the demolition, excavation, and/or shoring of the subject property, providing building permit drawings and landscape plan satisfactory to the Manager, Heritage Preservation Services.

Summary

This report recommends that City Council approve the demolition of an “unrated” house in the North Rosedale Heritage Conservation District (NRHCD) and approve the design of the replacement structure, in accordance with Section 42 (1) of the Ontario Heritage Act, with a condition that the plans are revised to the approval of the Manager, Heritage Preservation Services. The plans should be revised to set the integral double garage back from the front of the house and to eliminate the U-shaped driveway to maximize soft landscaping in the front yard, and preserve a mature City tree.

The existing structure does not contribute to the heritage character of the NRHCD and can be demolished.

The plans for the replacement structure need revision in order to be substantially in accordance with the NRHCD Plan Guidelines.

This consent under the Ontario Heritage Act is in addition to Site Plan approval under the Planning Act, the approval of variances to the existing zoning by-law by Committee of Adjustment and the securing of a demolition permit required under the Building Code Act.

In this proposal the classical proportions of the house façade are thrown off by the addition of an integral double garage set forward from the main façade of the house. The scale and massing of the principal façade with its integral garage appear to be too long and are visually

intrusive to the heritage character of the streetscape. The proposal for a U-shaped driveway is not consistent with the zoning, results in too much paving on the front yard and is out of keeping with the landscape character of the NRHCD.

Financial Impact

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

Background Information

Staff Report

(<http://www.toronto.ca/legdocs/mmis/2009/pb/bgrd/backgroundfile-18945.pdf>)

5 Highland Avenue - Attachments 1 to 9

(<http://www.toronto.ca/legdocs/mmis/2009/pb/bgrd/backgroundfile-18946.pdf>)

PB21.8	Information			Ward: All
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Minutes of the Community Preservation Panels

Origin

(February 11, 2009) Memo from Chairs, Community Preservation Panels

Summary

- a. North York Community Preservation Panel
 - i. Minutes of the meeting held on November 20, 2008.
- b. Scarborough Community Preservation Panel
 - i. Minutes of the meeting held on December 9, 2008

Background Information

Minutes of the North York Community Preservation Panel

(<http://www.toronto.ca/legdocs/mmis/2009/pb/bgrd/backgroundfile-18943.pdf>)

Minutes of Scarborough Community Heritage Preservation Panel

(<http://www.toronto.ca/legdocs/mmis/2009/pb/bgrd/backgroundfile-18944.pdf>)