

## Toronto Preservation Board

<b>Meeting No.</b>	22	<b>Contact</b>	Colleen O'Neill, Committee Secretary
<b>Meeting Date</b>	Friday, March 27, 2009	<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 4, City Hall	<b>Chair</b>	Robert Saunders

Toronto Preservation Board		
Robert Saunders, Chair Adriana Balen, Vice-Chair Mary Louise Ashbourne Alan Dudeck Patrice A. Dutil	Paul Gogan Prishram Jain Geoff Kettel Yew-Thong Leong David Le Roy	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 - February 20, 2009**

PB22.1	Information			
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**North York Community Preservation Panel - Election of New Chair****Origin**

(March 4, 2009) Letter from Edith Geduld, Past Chair

**Summary**

Advising that the North York Community Preservation Panel, on February 26, 2009, elected Geoff Kettel as Chair.

**Background Information**

North York Community Preservation Panel - Election of Chair  
<http://www.toronto.ca/legdocs/mmis/2009/pb/bgrd/backgroundfile-19573.pdf>

PB22.2	ACTION			Ward: 20
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**5 Eireann Quay - Intention to Designate under Part IV Section 29 of the Ontario Heritage Act****Origin**

(February 25, 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 5 Eireann Quay (Canada Malting Complex) 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 5 Eireann Quay (formerly known as 5 Bathurst Street) containing the Canada Malting Complex is included on the City of Toronto Inventory of Heritage Properties. It was reviewed by the Federal Heritage Review Office (FHRO) and that report concluded that “the structures enjoy significant symbolic status and considerable public recognition profile.”

Facilities and Real Estate Division have applied to demolish the entire complex, save and except a small representative portion of the silos.

Four preservation options for the Canada Malting Complex, that were reviewed by an Industrial Heritage Consultant (Historica Research Ltd.) are described below. The consultant was retained specifically by Facilities and Real Estate Division to comment on the heritage impacts of the proposed conservation component.

Comment is provided by both Heritage Preservation Services and Community Planning staff regarding the importance in conserving the site for the citizens of Toronto.

## Financial Impact

While the act of passing the by-law recommended in this report has no financial implication for the City of Toronto, the resulting expectations of remedial work to conserve the heritage structures will have financial implications. Currently a proposal to substantially demolish the silos and leave a representative portion of the buildings behind will cost council approximately \$8.4 million. However, this option represents the least desirable approach from a heritage conservation point of view and is directly at odds with policies regarding heritage conservation in the Official Plan and the Council adopted Standards and Guidelines for the Conservation of Historic Places in Canada, and is not consistent with the Provincial Policy Statement 2005.

## Background Information

Staff Report

<http://www.toronto.ca/legdocs/mmis/2009/pb/bgrd/backgroundfile-19569.pdf>

PB22.3	ACTION			Ward: 2
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## Sharon Cemetery, Etobicoke - Intention to Designate under Part IV, Section 29 of the Ontario Heritage Act

### Origin

(February 24, 2009) Report from Director, Policy and Research, City Planning Division

### Recommendations

The City Planning Division recommends that:

1. City Council include Sharon Cemetery, Etobicoke, on the City of Toronto Inventory of

Heritage Properties.

2. City Council state its intention to designate Sharon Cemetery, Etobicoke, 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 Board of Trustees of Sharon Cemetery, Etobicoke, have requested the designation of the property under Part IV, Section 29 of the Ontario Heritage Act. The cemetery is located on the north side of Rexdale Boulevard, west of Highway 27, in north Etobicoke.

Sharon Cemetery was founded in 1842 and contains approximately 160 burials and over 75 grave markers that are associated with the historical community of Highfield. The proposed designation would enable the cemetery trustees to apply to the Toronto Heritage Grant Program for funding to assist in the restoration of the historical grave markers.

**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-19570.pdf>

PB22.4	ACTION			Ward: 27
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**34-38 Hazelton Avenue, Alteration to a Designated Heritage Property**

**Origin**

(March 2, 2009) Report from Director, Policy and Research, City Planning Division

**Recommendations**

The City Planning Division recommends that:

1. City Council refuse the application to alter 34-38 Hazelton Avenue made by the

applicant.

2. City Council authorize the City Solicitor and City Staff to attend the Ontario Municipal Board hearing, should Council refuse this application and the refusal be appealed to the Board.

## Summary

This report recommends refusal of an application to alter an individually listed and Part V designated heritage property at 34-38 Hazelton Avenue. The subject property at 34 Hazelton Avenue is located on the west side of Hazelton Street between Yorkville and Webster Avenues. The site is occupied by a two story over ground level former educational facility (St. Basil's School), constructed in 1928 in a Gothic revival architectural style. The structure was designed by Toronto architect J.M. Cowen.

The property is within the Yorkville Hazelton Heritage Conservation District (HCD) and therefore is designated under the Ontario Heritage Act per By-law 622-2002. In designating the district, Council also endorsed a set of Guidelines with regards to alterations, demolitions and new construction within the district.

Additionally, the structure at 34 Hazelton Avenue is an individually listed structure (this listing predates the district designation) as adopted by Toronto City Council in February 2002. The property is specifically identified for its cultural heritage value.

The cultural value of the structure is related to its design or physical value as a representative example of Neo-Gothic style. This style is evident at the exterior walls and along the roofline, with particular attention to the principal (east) façade. Historic significance of the structure is reflected in the architectural practice of J.M. Cowen, who prepared plans for St. Basil's Separate School in his capacity as the official architect. Cultural value is also conveyed through its contextual significance in supporting the character of the HCD. With its scale and setback, the school building complements the low-scale appearance of the area.

The project proposes to substantially alter the existing heritage structure by removing exterior walls and the internal structural system and constructing an eight storey condominium building with ground level commercial use. The front facade of the building would be retained and would be incorporated into the overall project. The new condominium building with ground storey retail would be seven stories over a commercial ground level (with an additional mechanical roof penthouse). The height of the new structure would rise five stories, excluding the rooftop penthouse, above the existing structure's height. These additional floors would be setback approximately seven meters from the most forward projecting (central) bay of the existing façade.

The design of the structure at the front elevation would also develop a sunken (below grade) forecourt to provide access to non-residential uses at that floor level.

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 Hazelton Avenue and does not meet the YHHCD Guidelines.

## 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-19571.pdf>)

PB22.5	ACTION			Ward: 27
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## 98 Glen Road, Demolition and Replacement of a Structure in the South Rosedale Heritage Conservation District

### Origin

(March 2, 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 98 Glen 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 proposed replacement building for the property at 98 Glen Road, substantially in accordance with plans and drawings submitted by the applicant, Andrew Deane, prepared by Richard Wengle Architect Inc, dated February 27, 2009, on file with the Manager, Heritage Preservation Services, subject to the owner:
  - a. Prior to the issuance of any building permit for the replacement structure located at 98 Glen 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.

### 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 structure in accordance with Section 42 (1) of the Ontario Heritage Act.

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.

### 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-19572.pdf>)

PB22.6	Information			
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### Minutes of the Community Preservation Panels

#### Origin

(February 23, 2009) Memo from Chairs, Community Preservation Panels

#### Summary

- a. Etobicoke York Community Preservation Panel
  - i. Minutes of the meeting held on February 2, 2009
- b. North York Community Preservation Panel
  - i. Minutes of the meeting held on January 12, 2009
- c. Scarborough Community Preservation Panel
  - i. Minutes of the meeting held on February 10, 2009

### Background Information

Etobicoke York Community Preservation Panel - February 2, 2009

(<http://www.toronto.ca/legdocs/mmis/2009/pb/bgrd/backgroundfile-19316.pdf>)

North York Community Preservation Panel Minutes - January 12, 2009

(<http://www.toronto.ca/legdocs/mmis/2009/pb/bgrd/backgroundfile-19440.pdf>)

Scarborough Community Preservation Panel - February 10, 2009

(<http://www.toronto.ca/legdocs/mmis/2009/pb/bgrd/backgroundfile-19317.pdf>)