

Toronto Preservation Board

Meeting No.	24	Contact	Margaret Sexton, Committee Secretary
Meeting Date	Thursday, May 21, 2009	Phone	416-392-6316
Start Time	2:00 PM	E-mail	msexton@toronto.ca
Location	Committee Room 1, City Hall	Chair	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 - April 23, 2009

Communications/Reports

PB24.1	Information			Ward: 27, 30
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Toronto Preservation Board - Upcoming Reports

Origin

(April 15, 2009) Memo from Heritage Preservation Services

Summary

Advising that the following reports will be considered at the June 25, 2009 meeting of the Toronto Preservation Board.

- a. Broadview Avenue Properties - Inclusion on Heritage Inventory (Ward 30 Toronto Danforth)
- b. Church and Gloucester Properties - Inclusion on Heritage Inventory (Ward 27 Toronto Centre-Rosedale)

PB24.2	ACTION			Ward: 19
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506 College Street - Designation under Part IV, Section 29 of the Ontario Heritage Act and Authority to Enter into a Heritage Easement Agreement

Origin

(April 20, 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 506 College Street (College Street Baptist Church, 1889) 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
4. City Council grant authority for the execution of a Heritage Easement Agreement under Section 37 of the Ontario Heritage Act with the owner of the property at 506 College Street (College Street Baptist Church, 1889)
5. the City Solicitor be authorized to introduce the necessary bill in Council authorizing the entering into of the Heritage Easement Agreement.

Summary

This report recommends that City Council state its intention to designate the property at 506 College Street (College Street Baptist Church, 1889) under Part IV, Section 29 of the Ontario Heritage Act and grant authority to enter into a heritage easement agreement. The property was listed on the City of Toronto Inventory of Heritage Properties in 1973.

The property is undergoing conversion to a residential condominium, and the owner has agreed to the designation of the property and to enter into a heritage easement agreement with the City of Toronto.

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 - (April 20, 2009) from the Director, Policy and Research, City Planning Division (<http://www.toronto.ca/legdocs/mmis/2009/pb/bgrd/backgroundfile-21127.pdf>)

PB24.3	ACTION			Ward: 27
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34 – 38 Hazelton Avenue, Revised Alteration to a Designated Heritage Property

Origin

(May 1, 2009) Report from Director, Policy and Research, City Planning Division

Recommendations

The City Planning Division recommends that:

1. City Council refuse the revised application to alter 34-38 Hazelton Avenue made by the applicant; and
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 a revised application to alter an individually listed and Part V designated heritage property at 34-38 Hazelton Avenue. The subject property is located on the west side of Hazelton Avenue between Yorkville and Webster Avenues and is occupied by a two storey 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. The structure at 34 Hazelton Avenue was individually listed on the City's Inventory of Heritage Properties February 2002. The property is specifically identified for its cultural heritage value.

On March 27, 2009, the Toronto Preservation Board considered the original eight storey application and recommended refusal of the application to alter the property at 34-38 Hazelton Avenue. Subsequently, a revised proposal was presented to Toronto and East York Community Council at its meeting of April 21, 2009, at which time the TEYCC requested that the revised proposal be considered by the Preservation Board at its May meeting.

Staff have reviewed the revised proposal and have concluded that it does not meet the intent of the Official Plan in protecting heritage resources. The proposed alterations would irreversibly damage the heritage character of the property and significantly alter the streetscape of Hazelton Avenue. The proposal does not meet the Yorkville Hazelton Heritage Conservation District Guidelines and would negatively affect the Yorkville Hazelton Heritage Conservation District. The scale and nature of the revised proposed project are not appropriate and will damage the heritage character of the property and streetscape character of Hazelton Avenue. The development contravenes Parks Canada's *Standards and Guidelines for the Conservation of Historic Places in Canada* and would set a negative precedent for future decision making in the District. Staff recommends that the application be refused.

Financial Impact

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

Background Information

Staff Report (May 1, 2009) from the Director, Policy and Research, City Planning Division (<http://www.toronto.ca/legdocs/mmis/2009/pb/bgrd/backgroundfile-21128.pdf>)

PB24.4	Information			
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Minutes of the Community Preservation Panels

Origin

(March 27, 2009) Memo from Chairs, Community Preservation Panels

Summary

- i. North York Community Preservation Panel
- Minutes of the meeting held on March 26, 2009

Background Information

North York Community Preservation Panel - March 26, 2009 Minutes
(<http://www.toronto.ca/legdocs/mmis/2009/pb/bgrd/backgroundfile-21131.pdf>)