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## Toronto Preservation Board

<b>Meeting No.</b>	25	<b>Contact</b>	Margaret Sexton, Committee Secretary
<b>Meeting Date</b>	Wednesday, September 9, 2009	<b>Phone</b>	416-392-6316
<b>Start Time</b>	2:30 PM	<b>E-mail</b>	msexton@toronto.ca
<b>Location</b>	Committee Room 1, City Hall	<b>Chair</b>	Robert Saunders

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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 - May 21, 2009 and August 5, 2009**

#### **Communications/Reports**

<b>PB25.1</b>	Information			Ward: 20
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### **Toronto Preservation Board - Upcoming Reports**

#### **Origin**

(May 28, 2009) Memo from from Heritage Preservation Services

#### **Summary**

Advising that the following reports will be considered at the September 24, 2009 meeting of the Toronto Preservation Board.

- a. 12 Mercer Street - Inclusion on Heritage Inventory (Ward 20 Trinity-Spadina)
- b. King Street West Properties – Inclusion on Heritage Inventory (Ward 20 Trinity-Spadina)

<b>PB25.2</b>	ACTION			Ward: 28
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### **Union Station Revitalization – Alteration to a Designated Heritage Property**

#### **Origin**

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

#### **Recommendations**

The City Planning Division recommends that:

1. City Council approve the alterations to the heritage property at 71 Front Street West, substantially in accordance with the Heritage Impact Assessment Statement dated March 2009, prepared by Fournier, Gersovitz and Moss Architects and on file with the Manager, Heritage Preservation Services subject to the owner:

- a. Prior to the issuance of any building or heritage permit for related work at 71 Front Street West including a permit for the demolition, excavation and/or shoring of the subject property, state of good repair or conservation work;

providing building permit and/or heritage permit plans and drawings including detailed descriptions / specifications to the satisfaction of the Manager, Heritage Preservation Services.

### Summary

This report recommends that City Council approve the proposed alterations to the property at 71 Front Street West. Union Station is designated under Part IV of the Ontario Heritage Act and is within the Union Station Heritage Conservation District.

This report addresses an application by the City of Toronto to “dig down” underneath the concourse area of Union Station in order to improve pedestrian circulation and provide for the introduction of two new GO concourses off York Street and Bay Street and a new retail area in a central concourse below the existing VIA concourse. In addition, other alterations to the building are being proposed including the reintroduction of pedestrian movement through the arches on the south wall of the Great Hall, the opening up of an originally planned passage from the Great Hall into the East Wing, and reconfiguring circulation areas in the York Street and Front Street Promenades. City Council has already approved the introduction of a glazed moat covering as a part of a previous proposal.

The above alterations are being accompanied by a substantial commitment to state of good repair work, including a comprehensive package of heritage rehabilitation and restoration on the interior and exterior of this landmark heritage property.

### Financial Impact

There are no financial implications resulting from the adoption of this report. The overall financial impact of the USRP is covered in detail by the Union Station Revitalization Implementation report prepared by the City Manager, the Deputy City Manager and Chief Financial Officer for the June 2, 2009 meeting of the Executive Committee.

### Background Information

Staff Report - (June 9, 2009) Union Station Revitalization Alteration to a Designated Heritage Property

<http://www.toronto.ca/legdocs/mmis/2009/pb/bgrd/backgroundfile-22239.pdf>

**(Deferred from May 21, 2009 - 2009.PB24.4)**

PB25.3	Information			
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**Minutes of the Community Preservation Panel**

**Origin**

(March 27, 2009) Memo from Chair, Community Preservation Panel

**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-22250.pdf>

**(Deferred from May 21, 2009 - 2009.PB24.5)**

PB25.4	ACTION			
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**Application for Funds to Hold a Special Heritage Community Event****Origin**

(May 19, 2009) Memo from David Le Roy, Chair, Toronto and East York Community Preservation Panel

**Summary**

Submitting an application for funds to hold a Special Heritage Community Event.

**Background Information**

Memo - (May 19, 2009) Heritage BBQ Funding Application  
<http://www.toronto.ca/legdocs/mmis/2009/pb/bgrd/backgroundfile-22248.pdf>

**(Deferred from May 21, 2009 - 2009.PB24.6)**

PB25.5	ACTION			
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**Properties to be Declared Surplus****Origin**

(May 21, 2009) Memo from Geoff Kettel, Chair, North York Community Preservation Panel

**Summary**

Concerning the Real Estate Strategy and the review of Heritage value prior to putting buildings up for sale.

## Background Information

Memo - (May 13, 2009) Properties to be Declared Surplus  
<http://www.toronto.ca/legdocs/mmis/2009/pb/bgrd/backgroundfile-22249.pdf>

## Communications

(June 19, 2009) e-mail from Michael Harrison (PB.Main.PB25.5.1)

PB25.6	ACTION			Ward: 30
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## Broadview Avenue Properties – Inclusion on Heritage Inventory

### Origin

(April 15, 2009) Report from Director, Policy and Research, City Planning Division

### Recommendations

The City Planning Division recommends that:

1. City Council include the property at 301 Broadview Avenue (Garon Cleland House) on the City of Toronto Inventory of Heritage Properties
2. City Council include the property at 415 Broadview Avenue (St. John's Presbyterian Church) on the City of Toronto Inventory of Heritage Properties
3. City Council include the property at 537 Broadview Avenue (John McPherson Scott House) on the City of Toronto Inventory of Heritage Properties.

### Summary

This report recommends that three properties on Broadview Avenue be included on the City of Toronto Inventory of Heritage Properties. The properties, which are located north and south of Gerrard Street East, are associated with the historical development of Broadview Avenue in the Riverdale neighbourhood.

The inclusion of the Broadview Avenue properties on the City's heritage inventory would enable staff to monitor any changes to the sites and encourage the retention of their heritage attributes and values.

### Financial Impact

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

### Background Information

Staff Report - (April 15, 2009) Broadview Avenue Properties - Inclusion on Heritage Inventory  
<http://www.toronto.ca/legdocs/mmis/2009/pb/bgrd/backgroundfile-22246.pdf>

PB25.7	ACTION			Ward: 27
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## Church and Gloucester Properties – Inclusion on Heritage Inventory

### Origin

(April 17, 2009) Report from Director, Policy and Research, City Planning Division

### Recommendations

The City Planning Division recommends that:

1. City Council include the property at 584 Church Street (Catherine Collard House) on the City of Toronto Inventory of Heritage Properties;
2. City Council include the property at 592 Church Street (Wallace Millichamp Houses, 1873) on the City of Toronto Inventory of Heritage Properties;
3. City Council include the property at 596 Church Street (Gloucester Mansions) on the City of Toronto Inventory of Heritage Properties;
4. City Council include the property at 67 Gloucester Street (Gloucester Mansions) on the City of Toronto Inventory of Heritage Properties; and
5. City Council include the property at 69 Gloucester Street (Wallace Millichamp House, 1875) on the City of Toronto Inventory of Heritage Properties.

### Summary

This report recommends that the properties near the southwest corner of Church Street and Gloucester Street be included on the City of Toronto Inventory of Heritage Properties. The properties contain a group of residential buildings from the late 19th and early 20th centuries that merit inclusion on the City's heritage inventory and adjoin the listed heritage properties at 580 and 582 Church Street.

Staff have received a preliminary development proposal for a residential condominium tower at the southwest corner of Church Street and Gloucester Street. The inclusion of the properties identified in the recommendations below on the City's heritage inventory would enable staff to monitor the sites and encourage the retention of their heritage attributes and values in any redevelopment of the properties.

### Financial Impact

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

### Background Information

Staff Report - (April 17, 2009) Church and Gloucester Properties - Inclusion on Heritage

## Inventory

(<http://www.toronto.ca/legdocs/mmis/2009/pb/bgrd/backgroundfile-22247.pdf>)

PB25.8	ACTION			Ward: 20
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## **160 Queen Street West – Intention to Designate under Part IV, Section 29 of the Ontario Heritage Act**

### **Origin**

(June 3, 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 160 Queen Street West (Campbell House) 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**

This report recommends that City Council state its intention to designate the property at 160 Queen Street West (Campbell House) under Part IV, Section 29 of the Ontario Heritage Act. The property was listed on the City of Toronto Inventory of Heritage Properties in 1973.

As part of the settlement agreement approved by the Ontario Municipal Board (Order issued November 5, 2008) with regard to the proposed Queen Street West Heritage Conservation District (the “HCD”), the owners of 160 Queen Street West and the City agreed to the designation of the site as an individual property under Part IV, Section 29 of the Ontario Heritage Act. Although the property will remain within the boundaries of the HCD, it will be stewarded according to the Statement of Significance (Reasons for Designation, Attachment No. 3) that outlines the cultural heritage values and heritage attributes of the site.

### **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 - (June 3, 2009) 160 Queen Street West - Intention to Designate under Part IV, Section 29 of the Ontario Heritage Act  
<http://www.toronto.ca/legdocs/mmis/2009/pb/bgrd/backgroundfile-22237.pdf>

PB25.9	ACTION			Ward: 28
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## **65 Front Street East - Alteration to a Heritage Property and Intention to Designate, Part IV, Section 29, Ontario Heritage Act**

### **Origin**

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

### **Recommendations**

The City Planning Division recommends that:

1. City Council approve the alterations to the heritage property at 65 Front Street East, substantially in accordance with the plans and drawings prepared by Gregory Patterson Architect dated May 22, 2009, date stamped received by Heritage Preservation Services on May 22, 2009, and on file with the Manager, Heritage Preservation Services subject to the owner:
  - a. Prior to the issuance of any building permit for 65 Front Street East including a permit for the 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 heritage conservation work included in the above-noted drawings;

providing building permit drawings including detailed descriptions / specifications for the proposed heritage conservation work to the satisfaction of the Manager, Heritage Preservation Services;
  - b. Prior to the release of the Letter of Credit;
 

completing the heritage conservation work by a qualified heritage conservation contractor to the satisfaction of the Manager, Heritage Preservation Services;

providing a Letter of Substantial Completion for the conservation work signed by the project architect and heritage consultant;
2. City Council state its intention to designate the property at 65 Front Street East 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; and

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

This report recommends that City Council approve the proposed alterations to the heritage property at 65 Front Street East. This report further recommends the designation of this property under Part IV, Section 29 of the Ontario Heritage Act for its cultural heritage value.

This report addresses an application to provide a 1-storey addition to the building and undertake restoration work on the Front Street East and Church Street facades. The proposed rehabilitation project preserves the remaining heritage fabric of the building and provides for the restoration of significant architectural elements. The restoration of this heritage building will greatly contribute to the heritage integrity of the St. Lawrence neighbourhood, most poignantly at this prominent intersection.

### 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 - June 2, 2009 65 Front Street East - Alteration to a Heritage Property and Intention to Designate, Part IV, Section 29, Ontario Heritage Act  
<http://www.toronto.ca/legdocs/mmis/2009/pb/bgrd/backgroundfile-22245.pdf>

PB25.10	ACTION			Ward: 22
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### **70 Roehampton Avenue – Amendment to Reasons for Designation and Passage of Designating By-law under Part IV, Section 29 of the Ontario Heritage Act**

#### Origin

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

#### Recommendations

The City Planning Division recommends that:

1. City Council adopt the revised Reasons for Designation as set out in Attachment No. 4 of this report;
2. Upon receipt of the owner's withdrawal of its notice of objection, the City Solicitor be

authorized to introduce a bill in Council with the amended Reasons for Designation as set out in Attachment No. 4, designating the property under Part IV, Section 29 of the Ontario Heritage Act.

### Summary

This report recommends that City Council amend the Reasons for Designation for the property at 70 Roehampton Avenue (North Toronto Collegiate Institute) as adopted by Council at its meeting of February 6, 7 and 8, 2007, and that Council pass the by-law designating the property at 70 Roehampton Avenue under Part IV, Section 29 of the Ontario Heritage Act.

Following its meeting of February 2007, City Council served notice of its intention to designate the property at 70 Roehampton Avenue under Part IV, Section 29 of the Ontario Heritage Act. On April 5, 2007, the Toronto District School Board as the owners of the subject property submitted an objection to the notice of intention to designate and the matter was referred to the Conservation Review Board. The TDSB has now agreed to withdraw its objection subject to minor revisions to the original Reasons for Designation (Attachment No. 3) and their replacement by the revised Reasons for Designation (Attachment No. 4).

Heritage Preservation Services is satisfied that the revised Reasons for Designation will ensure that the property's cultural heritage values and attributes are preserved.

### Financial Impact

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

### Background Information

Staff Report - (June 9, 2009) 70 Roehampton Avenue - Amendment to Reasons for Designation and Passage of Designating By-law under Part IV, Section 29 of the Ontario Heritage Act (<http://www.toronto.ca/legdocs/mmis/2009/pb/bgrd/backgroundfile-22238.pdf>)

PB25.11	Information			
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### Short-Term Delegation of Authority to Deal with Applications under Parts IV and V of the Ontario Heritage Act During the City Council's Summer Recess - (Withdrawn)

### Summary

This Item was considered by the Toronto Preservation Board at its meeting on August 5, 2009. (see Item PB26.1).

PB25.12	ACTION			
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### Program Review

**Origin**

(June 17, 2009) Letter from Geoff Kettel, North York Community Preservation Panel

**Summary**

Advising the Toronto Preservation Board of the Program Review of the Planning Division.

**Background Information**

Letter from Chair, TPB - Re: Program Review, Planning Division  
<http://www.toronto.ca/legdocs/mmis/2009/pb/bgrd/backgroundfile-22257.pdf>

PB25.13	Information			
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**Minutes of the Community Preservation Panels****Origin**

(June 16, 2009) Memo from from Chairs, Community Preservation Panels

**Summary**

- a. Etobicoke York Community Preservation Panel
  - i. Minutes of the meeting held on May 4, 2009
  - ii. Minutes of the meeting held on June 1, 2009
  
- b. North York Community Preservation Panel
  - i. Minutes of the meeting held on April 20, 2009
  - ii. Minutes of the meeting held on May 25, 2009
  - iii. Minutes of the meeting held on June 15, 2009
  
- c. Scarborough Community Preservation Panel
  - i. Minutes of the meeting held on April 14, 2009
  - ii. Minutes of the meeting held on June 9, 2009

**Background Information**

EYCC Minutes dated May 4, 2009  
<http://www.toronto.ca/legdocs/mmis/2009/pb/bgrd/backgroundfile-22251.pdf>  
 EYCC Minutes dated June 1, 2009  
<http://www.toronto.ca/legdocs/mmis/2009/pb/bgrd/backgroundfile-22252.pdf>  
 NYCC Minutes dated, April 20, 2009  
<http://www.toronto.ca/legdocs/mmis/2009/pb/bgrd/backgroundfile-22253.pdf>  
 NYCC Minutes - dated, May 25, 2009

<http://www.toronto.ca/legdocs/mmis/2009/pb/bgrd/backgroundfile-22254.pdf>

NYCC Minutes - dated, June 15, 2009

<http://www.toronto.ca/legdocs/mmis/2009/pb/bgrd/backgroundfile-23209.pdf>

SCC Minutes - dated April 14, 2009

<http://www.toronto.ca/legdocs/mmis/2009/pb/bgrd/backgroundfile-22255.pdf>

SCC Minutes, dated June 9, 2009

<http://www.toronto.ca/legdocs/mmis/2009/pb/bgrd/backgroundfile-22256.pdf>