

Toronto Preservation Board

Meeting No.	27	Contact	Margaret Sexton, Committee Secretary
Meeting Date	Thursday, September 24, 2009	Phone	416-392-6316
Start Time	2:00 PM	E-mail	msexton@toronto.ca
Location	Committee Room 3, City Hall	Chair	Robert Saunders

PB27.1	ACTION		Ward: 28
--------	--------	--	----------

Admendment to Previously Adopted St. Lawrence Heritage Conservation District Study Area

Origin

(September 11, 2009) Report from Director of Policy and Research, City Planning Division

Recommendations

The City Planning Division Recommends:

1. The St. Lawrence Study Area, as adopted by City Council, September 28-30, 2005, be amended to include all lands referred to in this report as the St. Lawrence/Old Town area (see attachment 3). This amended study area would be comprised of lands located east of Yonge Street, south of (and including) the buildings on the north side of Adelaide Street East, north of the lakeshore railway corridor and west of Parliament Street (see attached map). The amended study area should be named: "*St. Lawrence/OldTown, Heritage Conservation District Study Area*";
2. City Council authorize the acceptance of donations to be used to conduct the Study. All donations received should be held in a separate account designated for that purpose;
3. City Council authorize the reimbursement of the Consultant, if any, selected to conduct the Study from donations received for that purpose, upon completion of the professional work to the satisfaction of the Chief Planner and Executive Director of City Planning; and
4. The Treasurer be authorized to issue an Income Tax receipt to the donor for funds donated in the amount of \$10 or more.

Summary

This report examines the adopted St. Lawrence Heritage Conservation District (HCD) Study

Area and provides recommendations regarding its amendment. The existing study area boundary is being evaluated as it captures only a portion of what was known as the St. Lawrence Ward when the Town of York was incorporated in 1834. The St. Lawrence Ward was largely representative of the historic core of York at the time of the Town's incorporation. An amendment to the boundary would allow for a more informed, representative heritage conservation district study. In addition, this report also provides recommendations regarding the City's acceptance of donations to fund the Study.

Financial Impact

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

Background Information

Staff Report - (September 11, 2009) Amendment to Previously Adopted St. Lawrence Heritage Conservation District Study Area

(<http://www.toronto.ca/legdocs/mmis/2009/pb/bgrd/backgroundfile-23469.pdf>)

PB27.2	ACTION			Ward: 20
--------	--------	--	--	----------

King Street West Properties – Inclusion on Heritage Inventory

Origin

(May 27, 2009) Report from Director, Policy and Research, City Planning Division

Recommendations

The City Planning Division recommends that:

1. City Council include the property at 291 King Street West (George L. Garden Building) on the City of Toronto Inventory of Heritage Properties;
2. City Council include the property at 293 King Street West (George L. Garden Building) on the City of Toronto Inventory of Heritage Properties;
3. City Council include the property at 295 King Street West (James McGee Building) on the City of Toronto Inventory of Heritage Properties;
4. City Council include the property at 297 King Street West (James McGee Building) on the City of Toronto Inventory of Heritage Properties;
5. City Council include the property at 299 King Street West (James McGee Building) on the City of Toronto Inventory of Heritage Properties;
6. City Council include the property at 301 King Street West (Gardiner Boyd Buildings) with the entrance address of 303 King Street West on the City of Toronto Inventory of Heritage Properties;

7. City Council include the property at 315 King Street West (Joseph Devlin Building) on the City of Toronto Inventory of Heritage Properties; and
8. City Council include the property at 327 King Street West (the westernmost portion of the property with an entrance address of 333 King Street West and containing the Gardiner Boyd Buildings) on the City of Toronto Inventory of Heritage Properties.

Summary

This report recommends that City Council include properties on the south side of King Street West between John Street and Blue Jays Way on the City of Toronto Inventory of Heritage Properties. The eight properties identified in the recommendations below have cultural heritage value and support the late 19th century commercial character of the block. Their inclusion on the City's heritage inventory would enable staff to monitor 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 - (May 27, 2009) King Street West Properties - Inclusion on Heritage Inventory (<http://www.toronto.ca/legdocs/mmis/2009/pb/bgrd/backgroundfile-23468.pdf>)

PB27.3	ACTION			Ward: 26
--------	--------	--	--	----------

32 St Andrews Gardens, Alteration of a Structure in the North Rosedale Heritage Conservation District

Origin

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

Recommendations

The City Planning Division recommends that:

1. City Council approve the request to alter the structure at 32 St Andrews Gardens, a "C" rated building in the North Rosedale Heritage Conservation District, in accordance with Section 42(1) of the *Ontario Heritage Act*; and
2. City Council approve the plans for the alteration of the structure at 32 St Andrews Gardens as shown in the drawings prepared by J. F. Brennan Design Build dated May 2009, and dated stamped received August 20, 2009, on file with the Manager, Heritage Preservation Services, and that the alterations be completed substantially in accordance with the submitted plans, subject to the owner:
 - a. Prior to the issuance of any building permit for the proposed alterations to the structure at 32 St Andrews Gardens, including a permit for the demolition,

excavation and/or shoring of the subject property, provide building permit drawings with a front yard landscape plan and façade retention strategy satisfactory to the Manager, Heritage Preservation Services.

Summary

This report recommends that City Council approve the rehabilitation of a “C” rated house in the North Rosedale Heritage Conservation District (NRHCD) in accordance with Section 42(1) of the *Ontario Heritage Act*, with a condition that the owner obtain approval from the Manager, Heritage Preservation Services (HPS) for the final building permit drawings.

While the proposed additions and alterations will have an impact on the cultural heritage character of the NRHCD, the negative impact will not be significant and will be appropriately mitigated.

The consent under the *Ontario Heritage Act* is in addition to the approval of any variances required to the existing zoning by-law.

Financial Impact

There is no financial impact resulting from the approval of this report.

Background Information

Staff Report - (September 1, 2009) 32 St Andrews Gardens, Alteration of a Structure in the North Rosedale Heritage Conservation District
<http://www.toronto.ca/legdocs/mmis/2009/pb/bgrd/backgroundfile-23470.pdf>

PB27.4	ACTION			
--------	--------	--	--	--

Toronto Preservation Board Input to 2010 Budget Process

Origin

(September 16, 2009) Memo from Geoff Kettel, Chair, North York Community Preservation Panel

Summary

Heritage Preservation Services urgently needs additional resources to permit it to properly execute its role as the professional focal point for the conservation of the City’s historic resources.

The following recommendation is provided to the Toronto Preservation Board for consideration:

The Chair, Toronto Preservation Board send a communication to the Chair, Budget Committee to indicate its interest in seeing that appropriate staff resources are allocated to the Heritage Preservation Services Unit in the 2010 Budget in order to fulfill the intent of Council's adoption in principle in 2007 of the *Heritage Management Plan – Phase 1* and its adoption in 2008 of

The Standards and Guidelines for the Conservation of Historic Places in Canada.

Background Information

Memo (September 15, 2009) from Geoff Kettel, Chair, North York Community Preservation Panel