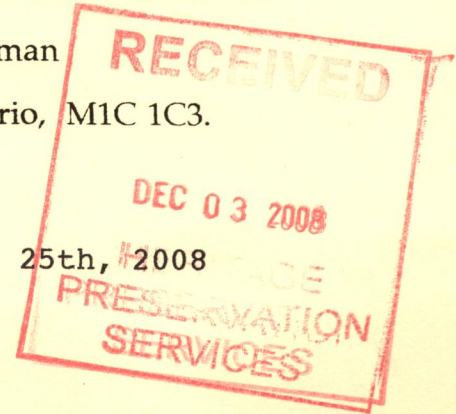


Scarborough Community Preservation Panel

c/o Rick Schofield, Chairman

24 Conlins Road, Scarborough, Ontario, M1C 1C3.



November 25th, 2008

Toronto Preservation Board,
City of Toronto, City Hall, 2nd floor
100 Queen Street West, Suite A 18,
Toronto, ON M5H 2N2

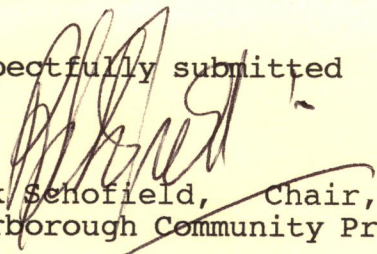
To members of the Toronto Preservation Board.

The Scarborough Community Preservation Panel recently submitted a "Report to the Toronto Preservation Board, Action Required" which is attached hereto. While the report clearly indicated it was a resolution of the panel which required Board action, the request to include the item on the Board agenda as outlined in the panel minutes, was rejected by staff since it now appears that policy changes require such request to be in the form of a formal letter.

As Chairman of the Scarborough Community Preservation Panel, I hereby request that the attached Panel resolution be included on the next Preservation Board agenda for discussion and appropriate action, as requested by the motion of Councillor Ainslie.

In addition, I would respectfully ask that any future policy changes be forwarded directly to all panel chairs in a timely manner. It appears that the transition from Culture to Planning has created changes of which everyone has not clearly been informed. Delays, such as the recent by-law amendments (adopted by Council in April, 2007 and not enacted until 18 months later) make it difficult to know which polices are current, which are effete, and which are still being reviewed.

respectfully submitted


Rick Schofield, Chair,
Scarborough Community Preservation Panel.

attached: Report to Toronto Preservation Board,
Action required, Richardson-Corson House

Nov 18/08

CITY OF TORONTO OFFICE
SECRETARY

REPORT TO TORONTO PRESERVATION BOARD

2008 11 18 10:30

ACTION REQUIRED

At a meeting of the Scarborough Community Preservation Committee held on Tuesday, October 14th, the following resolution was moved by Councillor Paul Ainslie and seconded by Bob Saunders:

**"BE IT RESOLVED that the Preservation Board and staff support the preservation of the entire designated structure known as the Richardson-Corson dwelling, including the south wing.
(The property is located at 21 Old Kingston Road and protected under Bylaw # 19474,)
Further, that the dwelling may be relocated on the existing site in a suitable location to accommodate any redevelopment proposal."**

Background Information:

The historic dwelling was built in 1904-6 in the Queen Anne style and is significant for architectural and historical reasons. John Hunter Richardson established the West Hill Post office and served as postmaster for 38 years. In addition, he was township treasurer for 25 years. Numerous stained glass windows adorn the building which appears to be well maintained.

After the death of Dr. Corson, who owned the property for many years after the Richardsons, his son initiated options to redevelop the property which is currently zoned for "Avenue" development which permits high density structures to a maximum height of eight storeys.

A proposal has been submitted to construct an eight storey seniors' residence with associated support services. This development does not require Council approval but alteration (ie relocation) of the designated building would need to be approved. The lot is large and the current proposal suggests the new building could be accommodated on the site if the designated structure were to be moved 50 feet to the east. However, site plans reviewed by the committee appear to indicate the demolition of the rear (south) end of the historic building. The committee is also concerned that the relocation of the heritage structure would impact on the streetscape and the adjacent property, which is also a designated structure. A heritage impact study and environmental assessment should be undertaken prior to approval of the project.

Since the preservation of the heritage structure is essential, our recommendation would permit the proposed development to proceed but the draft site plan would need to be revisited.

*Richardson
Chair*