

July 29, 2010

To: Toronto and East York Community Council

From: Toronto Preservation Board

Subject: 558 (562) Gerrard Street East (Governor's House), Alterations to a Designated Heritage Property

Recommendations:

The Toronto Preservation Board recommended to the Toronto and East York Community Council that:

1. **City Council approve the alterations to the designated heritage property at 558 Gerrard Street East (Governor's House), substantially in accordance with the Select Plans and Drawings (Appendix II) of the Heritage Impact Assessment for 558/562 Gerrard Street East, Don Jail Governor's House, Toronto, Ontario, prepared by Goldsmith Borgal and Company Ltd. Architects, dated April 2010, subject to the following conditions:**
 - a. **Prior to the issuance of any building permits for the proposed alterations, including a permit for demolition, excavation and/or shoring, the owner/applicant shall provide:**
 - i. **a Conservation Plan prepared by a qualified heritage consultant ("Heritage Consultant") to the satisfaction of the Manager of Heritage Preservation Services, that is consistent with the conservation strategy set out in the Heritage Impact Statement for the Don Jail Governor's House prepared by Goldsmith Borgal and Company Ltd. Architects, dated April 2010, that describes in detail all proposed conservation work and the methods and materials to be used in undertaking the conservation work as well as photographic documentation of the as-found condition of the Governor's House. The Conservation Plan shall include the significant deficiencies as outlined in the report prepared by ERA Architects Inc., Condition Assessment Report, Governor's House, Gatekeeper's House and St. Matthew's Lawn Bowling Club, 548 and 558 Gerrard Street East, October 4, 2005 as updated July 21, 2009;**
 - ii. **a final Landscape Plan to the satisfaction of the Manager of Heritage Preservation Services that also illustrates the parkland directly adjacent to the Governor's House and that identifies the limit of lands leased to the Philip Aziz Centre;**

- iii. **a Letter of Credit in a form and an amount satisfactory to the Chief Planner and Executive Director, City Planning, to secure all work included in the Conservation Plan, with the exception of the amount previously secured pursuant to other applicable agreements with the City toward correction of the significant deficiencies as set out in this report; and**
 - iv. **building permit drawings including plans and elevations as well as specifications for the heritage conservation work to be prepared by the Heritage Consultant, to the satisfaction of the Manager of Heritage Preservation Services;**
- b. **Prior to the release of the Letter of Credit to secure the conservation work, the owner/applicant shall provide a notice of substantial completion signed by the Heritage Consultant to the satisfaction of the Manager of Heritage Preservation Services, for the heritage conservation work included in the Conservation Plan; and**
 - c. **The owner/applicant shall undertake archaeological monitoring of the property during construction in order to document any buried landscape features that may still exist, and shall contact the Ministry of Culture and the City of Toronto Heritage Preservation Services Unit immediately in the event that deeply buried archaeological remains are encountered.**

Background:

The Toronto Preservation Board on July 29, 2010, considered the following:

1. Report (July 14, 2010) from the Acting Director, Policy and Research, City Planning, respecting 558 (562) Gerrard Street East (Governor's House), Alterations to a Designated Heritage Property;
2. Communication (July 24, 2010) from Amy Lee, Volunteer, Toronto East Chinatown Business Association Inc.; and
3. Petition (July 26, 2010) from Beatrice Lam, Toronto East Chinatown Business Association Inc. signed by approximately 945 people.

The following persons addressed the Toronto Preservation Board:

- David Bronskill, Goodmans LLP;
- Charles Rosenberg, Hilditch Architect;
- Sharon Vattay, B.A., M.A. Ph.D., CAHP, Goldsmith Borgal & Company Ltd. Architects;
- Andrew James;
- Daniel Dias; and
- Beatrice Lam; and filed a submission.

For City Clerk

Margaret Sexton