



Decision Letter

Toronto Preservation Board

PB7.1	ACTION	Adopted		Ward: 3
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Alterations to Two Designated Heritage Properties - 69 Long Branch Avenue and 24 Marina Avenue

Board Decision

The Toronto Preservation Board recommends to the Etobicoke York Community Council that:

1. City Council approve the alterations to the heritage building at 69 Long Branch Avenue, in accordance with Section 33 of the Ontario Heritage Act to allow for its use as a day care on lands known municipally as 69 Long Branch Avenue, with such alterations substantially in accordance with the plans prepared by C and Partners Architects, dated April 8, 2019 and May 6, 2019, and on file with the Senior Manager, Heritage Preservation Services, Urban Design, City Planning, and subject to the following conditions:

a. That prior to the issuance of any heritage permit for the property at 69 Long Branch Avenue, but excluding permits for interior work that will not impact the heritage attributes identified in designation by-law 75-2018, repairs and maintenance and usual and minor works for the existing heritage building as are acceptable to the Senior Manager, Heritage Preservation Services, Urban Design, City Planning, the applicant provide the following to the satisfaction of the Senior Manager, Heritage Preservation Services, Urban Design, City Planning:

1. Provide full building permit drawings for the interior alterations and a landscape plan consistent with the approved plans prepared by C and Partners Architects, dated April 8, 2019 and May 6, 2019, and on file with the Senior Manager, Heritage Preservation Services, Urban Design, City Planning, to the satisfaction of the Senior Manager, Heritage Preservation Services, Urban Design, City Planning.

Origin

(May 29, 2019) Report from the Senior Manager, Heritage Preservation Services, Urban Design, City Planning

Summary

This report recommends that City Council approve the proposed alterations at the existing two-storey church, office and rectory buildings at 69 Long Branch Avenue and 24 Marina Avenue. These properties are designated under Part IV of the Ontario Heritage Act. They served the St. Agnes Church congregation from 1921 to 2005 and have recently been rented to a faith-based community group.

The proposal is to convert the existing church and rectory buildings into a day nursery. Alterations required for the new use involve interior changes to the nave, changes to the rear paved entry court and new fencing to enclose the playground.

The proposed alterations would have a minimal impact on the heritage character of the existing buildings and the proposed adaptive re-use of the church complex for day nursery purposes is considered to be sensitive and appropriate.

Background Information

(May 29, 2019) Report and Attachments 1-4 from the Senior Manager, Heritage Preservation Services, Urban Design, City Planning - Alterations to Two Designated Heritage Properties - 69 Long Branch Avenue and 24 Marina Avenue

<http://www.toronto.ca/legdocs/mmis/2019/pb/bgrd/backgroundfile-133971.pdf>