

Toronto Preservation Board

| | | | | |
|-------|--------|---------|--|----------|
| PB8.4 | ACTION | Adopted | | Ward: 14 |
|-------|--------|---------|--|----------|

Alterations to a Heritage Property, Intention to Designate under Part IV, Section 29 of the Ontario Heritage Act - 39 Commissioners Street

Board Decision

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

1. City Council state its intention to designate the property at 39 Commissioners Street under Part IV, Section 29 of the Ontario Heritage Act in accordance with the Statement of Significance: 39 Commissioners Street (Reasons for Designation) attached as Attachment No. 4 to the report dated August 7, 2019 from the Senior Manager, Heritage Preservation Services, Urban Design, City Planning.
2. If there are no objections to the designations in accordance with Section 29(6) of the Ontario Heritage Act, City Council authorize the City Solicitor to introduce the bill 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, City Council direct the City Clerk to refer the designation to the Conservation Review Board.
4. If the designation is referred to the Conservation Review Board, City Council authorize the City Solicitor and appropriate staff to attend any hearing held by the Conservation Review Board in support of Council's decision on the designation of the property.
5. City Council approve the alterations to the heritage property at 39 Commissioners Street, in accordance with Section 33 of the Ontario Heritage Act, to allow for the relocation of Fire Hall No. 30 within a new City park on the lands known municipally in the 2019 as 39 Commissioners Street, with such alterations substantially in accordance with plans and drawings dated October 20, 2018 and revised July 26, 2019, prepared by ERA Architects Inc., and on file with the Senior Manager, Heritage Preservation Services; and the Heritage Impact Assessment (HIA), prepared by ERA Architects Inc., dated July 26, 2019 and revised August 1, 2019, and on file with the Senior Manager, Heritage Preservation Services, all subject to and in accordance with Conservation Plans satisfactory to the Senior Manager, Heritage Preservation Services and subject to the following additional conditions:
 - a. That prior to the issuance of any permit to allow for the initial relocation of Fire Hall No. 30, including a heritage permit or a building permit, the owner shall:
 1. Provide a detailed Phase 1 Conservation Plan, prepared by a qualified heritage consultant, that is consistent with the conservation strategy set out in the Heritage Impact Assessment for 39 Commissioners Street prepared by ERA Architects, dated

July 26, 2019 and revised August 1, 2019, to the satisfaction of the Senior Manager, Heritage Preservation Services;

2. Provide building permit drawings, including notes and specifications for the conservation and protective measures keyed to the approved Phase 1 Conservation Plan required in Recommendation 5.a.1 above including a description of materials and finishes, to be prepared by the project architect and a qualified heritage consultant to the satisfaction of the Senior Manager, Heritage Preservation Services.

b. That prior to final Site Plan approval for the proposed adaptive reuse of Fire Hall No. 30 the owner shall:

1. Provide a detailed landscape plan for the subject property, satisfactory to the Senior Manager, Heritage Preservation Services;

2. Provide a Heritage Lighting Plan that describes how the exterior of the heritage property will be sensitively illuminated to enhance its heritage character to the satisfaction of the Senior Manager, Heritage Preservation Services and thereafter shall implement such Plan to the satisfaction of the Senior Manager Heritage Preservation Services;

3. Provide an Interpretation Plan for the subject property, to the satisfaction of the Senior Manager, Heritage Preservation Services and thereafter shall implement such Plan to the satisfaction of the Senior Manager, Heritage Preservation Services.

c. That prior to the issuance of any permit for all or any part of the property at 39 Commissioners Street, including a heritage permit or a building permit, but excluding permits to allow for the initial relocation of Fire Hall No. 30 (5.a. above) and permits for repairs and maintenance and usual and minor works for the existing heritage building as are acceptable to the Senior Manager, Heritage Preservation Services, the owner shall:

1. Provide a detailed Phase 2 Conservation Plan, prepared by a qualified heritage consultant, that is consistent with the conservation strategy set out in the Heritage Impact Assessment for 39 Commissioners Street prepared by ERA Architects Inc., dated July 26, 2019 and revised August 1, 2019, to the satisfaction of the Senior Manager, Heritage Preservation Services;

2. Provide building permit drawings, including notes and specifications for the conservation and protective measures keyed to the approved Phase 2 Conservation Plan required in Recommendation 5.c.1 above including a description of materials and finishes, to be prepared by the project architect and a qualified heritage consultant to the satisfaction of the Senior Manager, Heritage Preservation Services.

d. That prior to a permit for first occupancy the owner shall:

Provide a letter of substantial completion prepared and signed by a qualified heritage consultant confirming that the required conservation work and the required interpretive work has been completed in accordance with the Conservation Plans and Interpretation Plan and that an appropriate standard of conservation has been maintained, all to the satisfaction of the Senior Manager, Heritage Preservation Services.

Origin

(August 7, 2019) Report from the Senior Manager, Heritage Preservation Services, Urban

Summary

This report recommends that Toronto City Council approve the alterations proposed for the heritage property located at 39 Commissioners Street, Fire Hall No. 30, to facilitate the Port Lands Flood Protection and Enabling Infrastructure Project, and that Council state its intention to designate the property under Part IV, Section 29 of the Ontario Heritage Act.

Background Information

(August 7, 2019) Report and Attachments 1-5 from the Senior Manager, Heritage Preservation Services, Urban Design, City Planning - Alterations to a Heritage Property, Intention to Designate under Part IV, Section 29 of the Ontario Heritage Act - 39 Commissioners Street (<http://www.toronto.ca/legdocs/mmis/2019/pb/bgrd/backgroundfile-136512.pdf>)

Speakers

Graeme Stewart, Partner, ERA Architects
Terese Sears, Urban Domain Inc.
Shannon Baker, Waterfront Toronto