

June 6, 2014

To: Etobicoke York Community Council

From: Toronto Preservation Board

Subject: Alteration of a Designated Heritage Property – 2 Station Road

Recommendations:

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

- 1. City Council approve the alterations to the heritage property at 2 Station Road, in accordance with Section 33 of the Ontario Heritage Act, to allow for the construction of a multi-use facility that includes a new worship area, community uses and 30 seniors' apartments provided the existing church building is retained in situ, conserved and is subject to a Heritage Easement Agreement with the City, with such alterations to the property at 2 Station Road to be substantially in accordance with the plans and drawings prepared by Robert Reimers Architect Ltd. dated February 19, 2014 and the Heritage Impact Assessment (HIA) prepared by Martindale Planning Services., dated February 2014 both on file with the Manager, Heritage Preservation Services, all subject to and in accordance with a Conservation Plan satisfactory to the Manager, Heritage Preservation Services and subject to the following additional conditions:**
 - a. That the related Zoning By-law Amendment giving rise to the proposed alterations have been enacted by the City Council and have come into full force and effect in a form and with content acceptable to the City Council, as determined by the Chief Planner and Executive Director, City Planning in consultation with the Manager, Heritage Preservation Services.**
 - b. That prior to the introduction of the bills for such Zoning By-law Amendment by City Council, the owner shall have:**
 - i. Entered into a Heritage Easement Agreement for the property at 2 Station Road in accordance with the above referenced Heritage Impact Assessment and subject to and in accordance with the herein required Conservation Plan, all to the satisfaction of the Manager, Heritage Preservation Services including registration of such agreement to the satisfaction of the City Solicitor.**

- ii. **Provided such Conservation Plan, prepared by a qualified heritage consultant, that is consistent with the conservation strategy set out in the Heritage Impact Statement for the property located at 2 Station Road dated February 2014, and all to the satisfaction of the Manager, Heritage Preservation Services.**
 - iii. **Completed and registered a Section 37 Agreement (pursuant to the Planning Act) to the satisfaction of the City Solicitor, the Chief Planner and Executive Director, City Planning and the Manager, Heritage Preservation Services**
- c. **That prior to Final Site Plan approval for the property at 2 Station Road:**
 - i. **The owner shall complete all heritage-related pre-approval conditions contained in a Notice of Approval Conditions for Site Plan Control to the satisfaction of the Manager, Heritage Preservation Services.**
 - ii. **The owner shall provide Final Site Plan drawings including drawings related to the approved Conservation Plan to the satisfaction of the Manager, Heritage Preservation Services.**
 - iii. **The related Zoning By-law giving rise to the proposed alterations shall be in full force and effect in a form and with content acceptable to the City Council, as determined by the Chief Planner and Executive Director, City Planning in consultation with the Manager, Heritage Preservation Services.**
- d. **That prior to the issuance of any permit for the property at 2 Station Road, including a heritage permit or a building permit, but excluding permits for repairs and maintenance of the existing heritage building the owner shall:**
 - i. **Obtain final approval for the necessary by-law amendment required for the alterations to the property at 2 Station Road, such amendment to have been enacted by City Council and to have come into full force and effect in a form and with content acceptable to City Council as determined by the Chief Planner, and Executive Director, City Planning in consultation with the Manager, Heritage Preservation Services.**
 - ii. **Have obtained Final Site Plan approval for such property, issued by the Chief Planner and Executive Director, City Planning.**
 - iii. **Provide full building permit drawings, including notes and specifications for the conservation and protective measures keyed to the approved Conservation Plan, including a description of materials and finishes, to be prepared by the project architect and a qualified heritage consultant, all to the satisfaction of the Manager, Heritage Preservation Services.**
 - iv. **Provide a Lighting Plan that describes how the Wesley Mimico United Church will be sensitively illuminated to enhance its heritage character, to the satisfaction of the Manager, Heritage Preservation Services.**

- v. **Provide an Interpretation Plan for 2 Station Road, to the satisfaction of the Manager, Heritage Preservation Services.**
 - vi. **Provide a Letter of Credit, including provision for upwards indexing, in a form and amount and from a bank satisfactory to the Manager, Heritage Preservation Services to secure all work included in the approved Conservation Plan, and the approved Interpretation Plan.**
- e. **That prior to the release of the Letter of Credit the owner shall:**
 - i. **Provide a letter of substantial completion prepared and signed by a qualified heritage consultant confirming that the conservation work and the interpretive work have been completed in accordance with the approved Conservation Plan and the approved Interpretation Plan, and that an appropriate standard of conservation has been maintained, all to the satisfaction of the Manager, Heritage Preservation Services.**
 - ii. **Provide replacement Heritage Easement Agreement photographs to the satisfaction of the Manager, Heritage Preservation Services.**
- 2. **City Council authorize the City Solicitor to enter into a Heritage Easement Agreement under Section 37 of the Ontario Heritage Act with the owner of 2 Station Road in a form and content satisfactory to the Chief Planner and City Solicitor.**
- 3. **City Council authorize the City Solicitor to introduce the necessary bill in Council authorizing the entering into of a Heritage Easement Agreement for the property at 2 Station Road.**

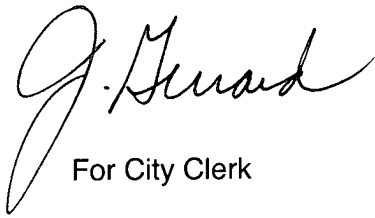
Background:

The Toronto Preservation Board on June 5, 2014, considered the following:

- 1. (May 27, 2014) Report from the Director, Urban Design, City Planning Division, Alteration of a Designated Heritage Property – 2 Station Road.
- 2. Communications:
 - (May 29, 2014) E-mail from Bob and Charlotte Sharkey (PB.Supp.PB32.3.1)
 - (May 30, 2014) E-mail from Michael Harrison (PB.Supp.PB32.3.2)
 - (May 31, 2014) E-mail from Michael Colvin and Mary Bella (PB.Supp.PB32.3.3)
 - (June 2, 2014) E-mail from Dave Vellekoop (PB.Supp.PB32.3.4)
 - (June 3, 2014) E-mail from Neil James (PB.Supp.PB32.3.5)

The following persons addressed the Toronto Preservation Board:

Harry Oussoren
 Robert Reimers
 Ruth Grier, Mimico Lakeshore Network
 Chris Drew

A handwritten signature in black ink, appearing to read "J. Gerrard". The signature is fluid and cursive, with a large initial "J" and a stylized "Gerrard".

For City Clerk

J. Gerrard

c. Interested Persons

<http://app.toronto.ca/tmmis/viewAgendaItemHistory.do?item=2014.PB32.3>

PB32.3.1

From: Robert Sharkey <robertjsharkey@hotmail.ca>
To: "jgerrar@toronto.ca" <jgerrar@toronto.ca>
Date: 05/29/2014 9:37 AM
Subject: Wesley Mimico Place Redevelopment Project

Dear Janette,

We are writing to express our strong support for the Wesley Mimico Redevelopment Project. The Project preserves important heritage features; provides opportunities for local residents to remain in the community they love in their senior years and provides much needed community space for activities and events supporting the community. There is widespread support and interest in the project.

We are looking forward to your strong support for the project and recognition that delays in the projects will seriously undermine its feasibility.

Bob and Charlotte Sharkey

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SECRETARIAT 2ND FLOOR
2014 MAY 29 PM 1 16

PB32.3.2

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2014 MAY 30 AM 8 35

Mr. Robert Saunders, Chair and Members of the Toronto Preservation Panel
2nd floor, West Tower, City Hall
100 Queen Street West
Toronto, ON M5H 2N2

May 30, 2014

Re: PB32.3 - Alteration of a Designated Heritage Property - 2 Station Road

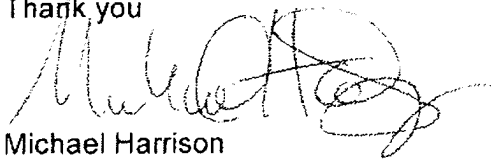
Wesley Mimico United Church is a significant architectural and historical building in the former Town of Mimico. Contextually, as a church placed on a corner lot at a major intersection in the neighbourhood, Wesley Mimico United Church is a landmark in the Mimico community. It is an integral part of the institutional corridor of Mimico Avenue with its public schools and churches. Wesley Mimico United Church is historically, visually and physically linked to its surroundings.

The original church on this property was built in 1922. The architect was the renowned John Charles Batstone Horwood, assisted by his son Eric Horwood. As members of the congregation when the family was in residence at their summer estate on Mimico Beach, the Horwoods (father and son) would have ensured that the church was of excellent design and materials. The 1953 addition to the church which extended it closer to Mimico Avenue was designed by Eric Horwood, JCB's son alone.

I am writing in to indicate my support of the proposed conditions to approval, as they relate to the treatment of the heritage elements of the building, including the oversight that Heritage Preservation Services staff will have as the development moves through the Site Plan Approval Stage and construction, which includes, among other things, the placing of a Heritage Easement on the building to protect it.

Of course this is all conditional on Etobicoke York Community Council and Toronto City Council giving its approval to the proposed development later in June. I am not taking a position on the planning aspects of the proposed development.

Thank you



Michael Harrison

PB32.3.3

From: Michael Colvin <michael@michaelcolvin.com>
To: Janette Gerrard <jgerrard@toronto.ca>
CC: Councillor Grimes <councillor_grimes@toronto.ca>
Date: 05/31/2014 9:40 PM
Subject: RE: PB32.3 - Alteration of a Designated Heritage Property - 2 Station Road

To Robert Saunders, Chair and Members of the Toronto Preservation Board,

RE: Motion PB32.3 - Alteration of a Designated Heritage Property - 2 Station Road

We are writing in support of the conditional approval of alterations to Wesley Mimico United Church, a designated heritage property at 2 Station Road in Mimico.

City staff have conducted a thorough review of the applicant's revised plan, and the comprehensive list of conditions set forth in their report will ensure that redevelopment of this historic community landmark proceeds according to established heritage preservation guidelines.

We also fully support continued oversight of the project by the expert staff at Heritage Preservation Services to ensure rehabilitation of the property meets all the criteria for alteration of a designated heritage property under the Ontario Heritage Act.

Sincerely,

Michael Colvin and Mary Bella
Mimico Residents
40 Hillside Avenue

PB 32.3.4

From: David Vellekoop <dave.vellekoop@gmail.com>
To: <jgerrard@toronto.ca>
CC: <councillor_grimes@toronto.ca>
Date: 06/02/2014 2:22 PM
Subject: "2 Station Road" Wesley Mimico United Church rezoning proposal. (Application 13 143167 WET 06 OZ):

Dear Ms Gerrard,

I under that you are receiving notes and letters regarding the Wesley Mimico United Church rezoning Proposal, which will be before the Etobicoke York Community Council (EYCC), June 17th, 10:15 a.m. at Etobicoke Civic Centre.

As a long time resident of Mimico I wish to tell you that I am in favour of the redevelopment plan for Wesley Mimico United church, 2 Station Road. Although I am not a member, I appreciate what this church does for the community.

Re-purposing their building is a win for many reasons, but the ones I would like to highlight are:

- The congregation can get out from under the growing financial burden of maintaining a beautiful but decrepit building. Inaction could have resulted in costs to the City itself

- The congregation can continue in the new facility and focus their resources supporting programs that help especially the underprivileged in Mimico.

- All of Mimico will have access to much needed safe modern community space for other programs and activities

- Mimico will keep the essential architecture of the church facade.

- 30+ residents for seniors wishing to stay in our community!

- The property will not be replaced by another non-descript housing development.

I do thank you for the Planning Board's favourable report. I just wanted to add my voice to let all know that this project is well supported in the community.

Thanks and regards,

Dave Vellekoop
54 Easbourne Crescent
Mimico M8V 1W8

Tony Kladianos - Fwd: Attn Robert Saunders re: Wesley Mimico Untied Church

From: Janette Gerrard
To: Kladianos, Tony
Date: 06/03/2014 11:08 AM
Subject: Fwd: Attn Robert Saunders re: Wesley Mimico Untied Church

>>> Neil James <neil@stylegarage.com> 06/03/2014 10:25 AM >>>
Dear Mr. Saunders

My name is Neil James and I live with my wife and daughter at 100 Mimico Ave., the residence beside the church. I am writing to you to express my family's views on the redevelopment of WMUC. Being a next door neighbour to the church we are in a position be majorly impacted by the development. We have 3 major issues with the project:

1. Protecting our mature trees along the property line we share with the church. We have been told that the project will not affect the trees but we are weary.
 2. The proposed addition to the back side of the church. We believe that the size is too big and that it is too close to the apartment building behind.
 3. This concern is related to #2. The proposed design of the addition on the back can only be described as hideous. The back wall is completely devoid of any features whatsoever and the overall look is akin to a grade school built in the 70's. I happen to know that the church is completely opposed to anything modern as a design for the addition, which in my opinion creates the most pleasing juxtaposition between old and new.
- Good design is extremely important for the neighbourhood and should not be an afterthought.

In an ideal world for us, nothing would change with the church and we would carry on as we have. We understand and appreciate the need for change at WMUC. Ultimately it is our hope to see a redevelopment that respects and compliments the beauty of the existing building, and becomes a point of pride for the neighbourhood.

I appreciate your consideration of our point of view.

Sincerely,

Neil James
Stylegarage
938 Queen Street West | Toronto, Ontario | M6J 1G8 | Canada
T: 416.534.4343 | T: 1.866.534.4343 | F: 416.534.4340 | STYLEGARAGE.com | facebook | TWITTER