

March 25, 2015

To: City Council

From: Toronto Preservation Board

Subject: Alterations to a Designated Heritage Property with a Heritage Easement Agreement – 317 Dundas Street West (The Grange)

Recommendations:

The Toronto Preservation Board recommends to City Council that:

1. City Council endorse and approve the alterations to the heritage property at 317 Dundas Street West (The Grange), in accordance with Section 33 of the Ontario Heritage Act to allow for the implementation of the Grange Park Revitalization Project, with such alterations substantially in accordance with plans and drawings dated May 20, 2014 prepared by PFS Studio on file with the Manager, Heritage Preservation Services; and the Heritage Impact Assessment, 317 Dundas Street West, Toronto, prepared by ERA Architects Inc., revised October 3, 2014 and on file with the Manager, Heritage Preservation Services, satisfactory to the Manager, Heritage Preservation Services and subject to the following conditions:

a. that prior to the issuance of a heritage permit for the designated property at 317 Dundas Street West as pertaining to the implementation of the Grange Park Revitalization Project, but excluding permits for tree maintenance including pruning and necessary tree removals, the removal of the fence on Beverley Street adjacent to Grange Park and other site preparation work as is necessary and acceptable to the Manager, Heritage Preservation Services, the owner shall have:

i. provided construction drawings including notes and specifications for the conservation and protective measures to be taken, design details and a description of materials and finishes to be used, to be prepared in consultation with a qualified heritage consultant, all to the satisfaction of the Manager, Heritage Preservation Services;

ii. provided a Cultural Heritage Landscape Management Plan for Grange Park that includes the following essential components to the satisfaction of the Manager, Heritage Preservation Services:

a. a design and planting plan for the heritage gardens directly adjacent to the Grange house with the intent of interpreting the rich associations of the site with early horticulture in Toronto be adopted and the Art Gallery of Ontario be requested to implement;

b. the identification of the surviving heritage trees on the property and in particular the horse chestnuts, and the methods to be used to protect these trees during and after construction of the Grange Park Revitalization Project;

c. the re-establishment of some elm trees to preserve a character defining feature of the landscape of the Grange from as early as 1845 and survived on the property into the 1960s; and

d. a plan for the maintenance and replanting of trees to conserve the view to and from the Grange and the Picturesque quality of its landscape as characterized by groves of trees around a grass lawn.

2. City Council request the Acting General Manager, Parks, Forestry and Recreation to continue to consult with The Grange Park Advisory Committee and Heritage Preservation Services throughout the documentation and construction phases as appropriate.

Background:

The Toronto Preservation Board on March 24, 2015, considered the following:

1. (February 5, 2015) Report from the Director, Urban Design, City Planning Division, regarding Alterations to a Designated Heritage Property with a Heritage Easement Agreement – 317 Dundas Street West (The Grange).
2. (February 15, 2015) Letter from Ceta Ramkhalawansingh, Convener, Grange Park Preservation Group and Honorary Chair, Grange Community Association (PB.Supp.PB3.6.1)
3. (February 14, 2015) Letter from Max Allen, Ceta Ramkhalawansingh and Nick Scheffer representing the Grange Community Association (PB.Supp.PB3.6.2)
4. (March 18, 2015) Letter from Dr. Ralph J. Daley, President, Grange Community Association and Co-Chair, Grange Park Advisory Committee (PB.Supp.PB3.6.3)
5. (March 18, 2015) Letter from Ceta Ramkhalawansingh, Convener, Grange Park Preservation Group and Honorary Chair, Grange Community Association (PB.Supp.PB3.6.4)

The following persons addressed the Toronto Preservation Board:

Max Allen, Vice President, Grange Community Association
Councillor Joe Cressy
Michael McClelland, ERA Architects Inc.

For City Clerk

J.Gerrard

c. Interested Persons