



STAFF REPORT ACTION REQUIRED

Alteration of a Designated Heritage Property – 693 Bathurst Street

Date:	March 9, 2015
To:	Toronto Preservation Board City Council
From:	Director, Urban Design, City Planning
Wards:	Ward 20 - Trinity-Spadina
Reference Number:	P:\2015\Cluster B\PLN\CC\CC15040

SUMMARY

This report recommends that City Council approve the erection of an air-supported dome on the sports field of the designated heritage property at 693 Bathurst Street on a seasonal and ongoing basis, the construction of a permanent entrance/exit structure and installation of a permanent mechanical unit.

The dome is proposed to be a temporary structure erected annually, generally between November and April. A one-storey permanent entrance/exit building would be located at the north-east corner of the sports field for access to the dome, field and track, and a permanent mechanical unit is proposed in the same location to accommodate the air handling equipment.

If approved by City Council, subsequent Council consent would not be necessary for the temporary structure provided that the alterations are consistent with the approved plans and drawings referenced in this report.

RECOMMENDATIONS

The City Planning Division recommends that:

1. City Council approve the alterations to the heritage property at 693 Bathurst Street in accordance with Section 33 of the Ontario Heritage Act, to allow for the installation of a temporary, seasonal air-supported sports dome structure, the construction of a permanent one-storey entrance/exit structure and the installation

of a permanent mechanical unit, substantially in accordance with plans and drawings prepared by The Farley Group dated February 19, 2015, Landscape Planning Limited dated March 2, 2015 and George Popper Architect dated June 12, 2014, all date-stamped received March 6, 2015 by Heritage Preservation Services, subject to the following condition:

- a. Prior to the issuance of a heritage permit for the designated property at 693 Bathurst Street, the owner shall provide full building permit drawings to the satisfaction of the Manager, Heritage Preservation Services.
2. Should City Council approve the alterations to the property at 693 Bathurst Street in accordance with Recommendation 1, approval for subsequent applications to erect a temporary, seasonal air-supported sports dome structure on the designated property will be deemed approved by City Council, subject to the following conditions:
- a. That subsequent applications to erect the dome structure on the property are substantially in accordance with the approved plans and drawings prepared by The Farley Group dated February 19, 2015 and Landscape Planning Limited dated March 2, 2015;
 - b. Prior to the issuance of a heritage permit for subsequent applications to erect the dome structure on the property, the owner shall provide full building permit drawings to the satisfaction of the Manager, Heritage Preservation Services.
 - c. That the dome structure be erected for not more than six months of any given year.

Financial Impact

There are no financial implications resulting from the adoption of this report.

DECISION HISTORY

City Council designated this property under Part IV of the Ontario Heritage Act by By-law No. 81-2015 enacted December 11, 2014.

<http://www.toronto.ca/legdocs/bylaws/2015/law0081.pdf>

ISSUE BACKGROUND

Heritage Property

The Central Technical School is designated under all three categories of design, associative and contextual value. Heritage attributes include the main school building and tower (1915) with its south wing (1951), the Art Centre (1962) and views across the campus to the west tower block from both Herrick Street and the southwest corner of Bathurst and Harbord Streets.

Development Proposal

On September 30, 2013 the applicant filed an application for a Minor Variance with the Committee of Adjustment to support the installation of a seasonal sports dome on the property in partnership with a private operator. The Committee of Adjustment refused the Minor Variance.

On April 2, 2014 the Toronto District School Board appealed the Committee of Adjustment's decision to the Ontario Municipal Board (OMB). The Minutes of Settlement were signed by all parties on March 5, 2015. Approval to alter the heritage property is required under Section 33 of the Ontario Heritage Act.

The applicant proposes to construct a temporary air-supported sports dome structure on the school sports field generally between November and April, for not more than six months each year. Centrally located on the field, the dome would fit within the running track, with active green space at both the north and south ends of the field. The dome is proposed to be 18.0 metres in height, 65.5 metres wide and 94.2 metres long. A one-storey permanent entrance/exit building would be located at the north-east corner of the sports field for access to the dome, field and track, as well as a permanent mechanical equipment area in the same location. A replacement fence is also being proposed for the perimeter of the sports field, the details of which have not yet been determined and will be the subject of a design process in consultation with HPS staff.

Policy Framework

Planning Act and Provincial Policy Statement

The Provincial Policy Statement (PPS), 2014 provides policy direction on matters of provincial interest related to land use planning and development. These policies support the goal of enhancing the quality of life for all Ontarians. Key policy objectives include: building strong, healthy communities; wise use and management of resources; and protecting public health and safety. The PPS recognizes that local context and character is important. Policies are outcome oriented, and some policies provide flexibility in their implementation provided that provincial interests are upheld. City Council's planning decisions are required to be consistent with the PPS.

The Planning Act and the associated Provincial Policy Statement guide development in the Province and they include provincial interests regarding heritage resources as described in the Provincial Policy Statement issued under the authority of Section 3 of the Planning Act. The Planning Act requires that all decisions affecting land use planning matters "shall be consistent with" the Provincial Policy Statement. The Provincial Policy Statement (PPS) provides direction on matters of provincial interest related to land use planning and development, and promotes the provincial policy-led planning system.

Provincial Policy Statement 2.6.1 directs that "Significant built heritage resources and significant cultural heritage landscapes shall be conserved." Properties included on the City's Inventory of Heritage Properties are considered to be significant in this context. In the PPS 2014, conserved is defined as "the identification, protection, use and/or

management of built heritage resources in a manner that ensures their cultural heritage value or interest is retained under the Ontario Heritage Act."

Official Plan

Policy 3.1.5.2 of the Official Plan states that "Heritage resources on properties listed on the City's Inventory of Heritage Properties will be conserved."

At its meeting of April 3, and 4, 2013, Toronto City Council adopted amendments to the Official Plan heritage policies. By-law 468-2013 enacting these policies has been appealed to the Ontario Municipal Board. While the amendments are not yet in force, HPS has also considered the proposal within the context of these amended policies.

The Standards and Guidelines for the Conservation of Historic Places in Canada

In 2008 Toronto City Council adopted the Standards and Guidelines for the Conservation of Historic Places in Canada as the official document guiding planning, stewardship and conservation approach for all listed and designated heritage resources within the City of Toronto. As defined in the Standards and Guidelines, this project involves the rehabilitation of the property for a continuing and compatible contemporary use.

COMMENTS

An application to alter the designated heritage property at 693 Bathurst Street was received in the HPS office on March 6, 2015.

Staff has considered the application in the context of the Provincial Policy Statement 2014, the City of Toronto Official Plan policies and the Standards and Guidelines for the Conservation of Historic Places in Canada.

It is acknowledged that the proposed dome is a large structure that would have an impact on the heritage attributes of the property by partially obstructing the views across the campus to the west tower block from both Herrick Street and the southwest corner of Bathurst and Harbord Streets. This impact would be temporary, however, as the dome would only be in place over the winter months, allowing full views of the property from generally April to November. Further, as a fully reversible intervention, no lasting impacts or damage to the heritage attributes of the property will occur.

Since the applicant would be required to obtain a new heritage permit each year to erect the dome, it is recommended that Council approval not be required for subsequent applications to erect the dome provided these applications are in accordance with the recommendations, including the plans and drawings referenced in this report.

The construction of a permanent one-storey entrance/exit building and a permanent fenced-in mechanical area, both situated at the north-east corner of the sports field and not attached to the school building, would have no impact on the property's heritage attributes, including the views to the school.

CONCLUSION

The proposed alterations to the property at 693 Bathurst Street as described in this report and subject to the conditions set forth in the recommendations of this report are consistent with the Provincial Policy Statement 2014, the City of Toronto Official Plan policies and the Standards and Guidelines for the Conservation of Historic Places in Canada.

CONTACT

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SIGNATURE

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ATTACHMENTS

Attachment No. 1 – Location Map
Attachment No. 2 - Photograph, View from Herrick Street
Attachment No. 3 - Photograph, View from Harbord and Bathurst Streets
Attachment No. 4 - Proposal Drawing – Plan
Attachment No. 5 - Proposal Drawing – Dome Elevations
Attachment No. 6 – Proposal Rendering, View from Herrick Street
Attachment No. 7 – Proposal Rendering, View from Harbord and Bathurst Streets
Attachment No. 8 – Proposal Drawings - Accessory Structure