

January 22, 2016

To: Toronto and East York Community Council

From: Toronto Preservation Board

Subject: **Alterations to a Designated Heritage Property - 160 Gerrard Street East (Allan Gardens)**

**Recommendations:**

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

1. City Council approve the alterations to the heritage property at 160 Gerrard Street East, in accordance with Section 33 of the Ontario Heritage Act, to allow for the replacement of the existing link building between the Palm House and the Boiler House with construction of a new glazed vestibule, the construction of new washrooms in the existing Administrative Building, and the construction of a new glazed addition at the southeast corner of the Administrative Building, with such alterations substantially in accordance with the Heritage Impact Assessment (HIA), prepared by Baird Sampson Neuert Architects Inc., dated December 2015, and on file with the Senior Manager, Heritage Preservation Services; and plans and drawings dated January 21, 2015, prepared by Baird Sampson Neuert Architects Inc., and on file with the Senior Manager, Heritage Preservation Services, subject to the following condition:

a. That prior to the issuance of any permit for all or any part of the alterations as set out in the report dated January 7, 2016 from the Chief Planner and Executive Director, City Planning Division, for the alterations to the designated heritage property at 160 Gerrard Street East, including a heritage permit or a building permit, but excluding permits for repairs and maintenance and usual and minor works as are acceptable to the Senior Manager, Heritage Preservation Services:

i. Provide full building permit drawings including a landscape plan with notes and specifications for the conservation, stabilization and protective measures substantially in accordance with the Heritage Impact Assessment (HIA), prepared by Baird Sampson Neuert Architects Inc., dated December 2015, and on file with the Senior Manager, Heritage Preservation Services; and plans and drawings dated January 21, 2015, prepared by Baird Sampson Neuert Architects Inc., and on file with the Senior Manager, Heritage Preservation Services, including a description of materials and finishes, to be prepared by the project architect and heritage consultant to the satisfaction of the Senior Manager, Heritage Preservation Services.

**Background:**

The Toronto Preservation Board January 21, 2016, considered a report (January 7, 2016) from Chief Planner and Executive Director, City Planning Division, regarding Alterations to a Designated Heritage Property – 160 Gerrard Street East (Allan Gardens).

**Speakers**

Jon Neuert, Baird Sampson Neuert Architects Inc.

**Communications**

(January 21, 2016) Presentation from Jon Neuert, Baird Sampson Neuert Architects Inc.  
(PB.Supp.PB11.1.1)

(<http://www.toronto.ca/legdocs/mmis/2016/pb/comm/communicationfile-58555.pdf>)

For City Clerk

L. Bettencourt

<http://app.toronto.ca/tmmis/viewAgendaItemHistory.do?item=2015.PB11.1>