

March 21, 2017

To: Etobicoke York Community Council

From: Toronto Preservation Board

Subject: **Intention to Designate under Part IV, Section 29 of the Ontario Heritage Act
- 68 Daisy Avenue**

Recommendations:

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

1. City Council state its intention to designate the property at 68 Daisy Avenue under Part IV, Section 29 of the Ontario Heritage Act, in accordance with the Statement of Significance: 68 Daisy Avenue (Reasons for Designation) attached as Attachment 3 to the report (February 28, 2017) from the Chief Planner and Executive Director, City Planning.
2. If there are no objections to the designation in accordance with the Ontario Heritage Act, City Council authorize the City Solicitor to introduce the necessary bill in Council designating the property under Part IV, Section 29 of the Ontario Heritage Act
3. If there are objections in accordance with 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 by-law.

Background:

The Toronto Preservation Board on March 23, 2017, considered a report (February 28, 2017) from the Chief Planner and Executive Director, City Planning regarding Intention to Designate under Part IV, Section 29 of the Ontario Heritage Act - 68 Daisy Avenue.

Communications

(March 22, 2017) Letter from Ann Lam, Vice President Development, Dunpar Homes
(PB.Supp.PB21.5.1)

(<http://www.toronto.ca/legdocs/mmis/2017/pb/comm/communicationfile-67769.pdf>)

(March 22, 2017) Letter from Jan Halcovitch, Finance & Admissions Director, Vincent Massey
Child Cares (PB.Supp.PB21.5.2)

(<http://www.toronto.ca/legdocs/mmis/2017/pb/comm/communicationfile-67770.pdf>)

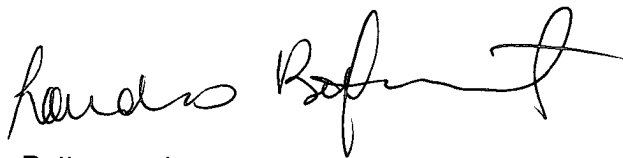
Speakers

Sharon Cachia, Vincent Massey Child Care

Jan Halcovitch, Vincent Massey Child Care

Ann Lam, Dunpar

For City Clerk

A handwritten signature in black ink, appearing to read "L. Bettencourt". The signature is fluid and cursive, with a large, stylized initial "L" and a long, sweeping underline.

L. Bettencourt

<http://app.toronto.ca/tmmis/viewAgendaItemHistory.do?item=2017.PB21.5>



D U N P A R
BETTER BY DESIGN

March 22, 2017

Sent by e-mail to teycc@toronto.ca

Toronto Preservation Board
City Hall
2nd Floor, West Tower
100 Queen Street West
Toronto, ON M5H 2N2

**Attention: Ms. Lourdes Battencourt
Secretariat of the Toronto Preservation Board**

Dear Chair Jennifer Rieger and Members of the Toronto Preservation Board:

**Re: REQUEST TO DEFER Intention to Designate under Part IV, Section 29 of the Ontario Heritage Act
Toronto Preservation Board Meeting scheduled for March 23, 2017
Item No. PB21.5 – 68 Daisy Avenue**

1241461 Ontario Inc. operating as Dunpar Homes (“Dunpar”) has purchased the property municipally known as 68 Daisy Avenue located in the City of Toronto’s Ward 6. The property contains a two-and-a-half storey, school building, completed in 1929 together with various additions completed in 1956 and 1963-4. The building was used as a Public School and is now occupied by the Vincent Massey Childcare Centre. The site was declared surplus by the Toronto District School Board and Dunpar purchased the site with the intention to develop an infill townhouse project. Dunpar is prepared not to demolish the original part of the former school if the rezoning of the redevelopment is approved. The building is recognized as a valued building associated with the Community. Also, a very successful day care facility has been operating there since the school was closed in the 1980’s. The Vincent Massey Childcare Centre is an important supplier of childcare for the area residents.

We have had an opportunity to review the February 28, 2017 Report regarding the recommendation to designate the building under Part IV, Section 29 of the *Ontario Heritage Act* and respectfully request that **the Recommendation be deferred until such time that the correct parcel of land, which will be associated with the building, and on which the Heritage Designation can be registered, has been established.**

Dunpar has filed an application for rezoning to permit an infill townhouse development that maintains the original building which will allow for the retention of the Vincent Massey Childcare Centre with townhouses to be built on the remainder lands. The actual determination of the lands that will be retained together with the Vincent Massey Childcare Centre have not yet been determined and finalized.

Until the parcel of land that is to be associated with the school has been finalized it is premature for the designation to proceed.

Applications for Zoning Amendment and Site Plan Agreement have been filed with City of Toronto for the proposed infill townhouse development. Part of the applications include the proposed demolition of the westerly gymnasium and the creation of a parcel of land via land severance for the purposes of retaining the school. Dunpar is prepared to sever the land and the school to the Daycare operator if the zoning approval is achieved for the redevelopment site.

As the approvals process is still ongoing, the Designation of the School at this time will create further encumbrances through which approvals will need to proceed. We respectfully request the Heritage Board defer this Recommendation.

Yours Truly

Ann Lam
Vice President Development
Dunpar Homes (o/a 1241461 Ontario Inc.)

Cc: Councillor Mark Grimes

Sent by email to teycc@toronto.ca

Cc: councillor_grimes@toronto.ca

Toronto Preservation Board
City Hall
2nd Floor, West Tower
100 Queen Street West
Toronto, ON M5H 2N2

ATTENTION: Ms. Lourdes Battencourt
Secretariat of the Toronto Preservation Board

Dear Chair Jennifer Rieger and members of the Toronto Preservation Board:

RE: Toronto Preservation Board Meeting scheduled for March 23, 2017
Item No. PB21.5 – 68 Daisy Avenue
Intention to Designate under Part IV, Section 290 of the Ontario Heritage Act

521909 Ontario Limited, operating as Vincent Massey Child Care, (“VMCC”) has been a successful child care facility, operating in the building located on the property currently known as 68 Daisy Avenue for over 30 years. The Toronto District School Board declared the property surplus in 2013, and with the assistance of 1241461 Ontario Inc. operating as Dunpar Homes (“Dunpar”) VMCC is able to continue its valuable service to the community as a high quality child care provider.

Upon completion of Dunpars’ application to rezone the existing site to permit an infill townhouse development, VMCC’s intention is to continue to provide a much needed community service from its current location at 68 Daisy Avenue.

As such, VMCC respectfully requests that the building under Part IV, Section 29, of the Ontario Heritage Act not be registered as a heritage designation for the following reasons:

The property at 68 Daisy Avenue, known as Vincent Massey Child Care, requires wheel chair accessibility from the exterior of the 1929 portion of the building. Currently, the raised base, broad staircase leading to the centrally located entrance has not been used for over 30 years, due to its unsafe conditions. This staircase is in disrepair and fails to meet the current physical needs of the community or the requirements of a high functioning child care facility. I.e. wheelchair and stroller access. As stated in the report, the east addition classrooms have direct access to the grounds which contributes to an enhanced learning environment unlike the 1929 portion of the building.

The entire building has many interior and exterior issues that cannot be guaranteed to be maintained due the costs associated with repair. The entire building is heated via a steam boiler system that is antiquated and many of the original pipes are running throughout the building in the floors, ceiling and walls. Currently, VMCC, has already replaced some the broken, leaking pipes, however, if there was a major issue, it is uncertain how VMCC would manage the repair/renovation both financially and physically.

The east addition has a flat roof which currently retains water on it and it is uncertain if the design can continue as the windows and ceilings are showing signs of disrepair. The pipes leading to all of the radiators are located under the floor, which have proven to be challenging and expensive to repair. The small cloak room located at the far east of the building also has a flat roof and no heat due to the disrepair of the steam piping underneath the floor.

The windows throughout the building leak and are extremely inefficient. All windows need to be replaced with energy efficient windows to keep the heating costs to a minimum. The current double hung sash windows are extremely hard to reach and to open due to the sill being too high in all rooms. The east wing windows are push out style, without screens, which deems them inoperable and are a safety issue due to insects being able to enter the building.

These areas of concern are just a few of the reasons that we are requesting that the property at 68 Daisy Avenue not be deemed of historical significance. The costs to maintain heritage property standards are unknown and VMCC cannot guarantee its ability to maintain these standards in the future.

We respectfully request the Heritage Board decline this recommendation.

Yours truly,

Sharon Cachia

Yours truly,

Jan Halcovtich