



WESTON CONSULTING

planning + urban design

Scarborough Community Council
City of Toronto
150 Borough Drive
Toronto, Ontario M1P 4N7

April 17, 2019
File 8870

Attn: Carlie Turpin, Committee Administrator

Dear Chair Councillor Michelle Holland and Members of Scarborough Community Council

**RE: Intention to Designate Under Part IV, Section 29 of the Ontario Heritage Act
George L'Amoreaux Farmhouse - 3315 Midland Avenue
Agenda Item SC5.4**

Weston Consulting is the planning consultant retained on behalf of the owner of 3315 Midland Avenue in the City of Toronto. The property is located in Ward 23, on the north-east corner of Midland Avenue and South Shields Avenue and is presently occupied by the Tamarac Daycare Centre, which is located on the south-west corner of the property, and a 1.5 storey farmhouse in behind the daycare, which is listed under the City of Toronto's Heritage Register (located to the rear of the property).

The purpose of this letter is to formally request a deferral of the City's Intention to Designate the property under Part IV of the *Ontario Heritage Act* for the reasons discussed in detail below.



Background

In 2006, City Council listed the property at 3315 Midland Avenue, the location of the house historically known as the George L'Amoreaux farm house (c.1875), on the City of Toronto's Inventory of Heritage Properties (now known as the Heritage Register).

In response to the previous owner submitting a Demolition Permit for the property, a Report for Action on the Intention to Designate the property under Part IV, Section 29 of the *Ontario Heritage Act* was prepared by Heritage Preservation Services. The Report was considered by the City of Toronto Preservation Board on November 30th, 2017 and was adopted without amendment.

On January 3rd, 2018 a meeting between the new (current) land owner and Heritage Preservation Services took place to discuss the future development of the land. At this meeting, Staff indicated they would be receptive to working with the land owner and their consultant team in finding urban design solutions that could be implemented to help preserve and celebrate the heritage structure.

The Intention to Designate the property under Part IV, Section 29 of the *Ontario Heritage Act* was considered by Scarborough Community Council on January 16, 2018. The Scarborough Community Council postponed consideration of this item to the April 4, 2018 Community Council meeting. Weston Consulting submitted written comments to Community Council at this meeting and the item was further deferred to the June 6th, 2018 Community Council meeting to allow for additional study to take place on the heritage structure.

In the time between the April 4th, 2018 Community Council Meeting and the June 6th, 2018 Community Council Meeting to which the Intention to Designate the property was deferred, our client retained Paul Dilse, a qualified Heritage Planner and Historian, to assess the property and review the November 15th, 2017 Staff Report supporting the Intention to Designate the property under Part IV of the *Ontario Heritage Act*, as well as the Statement of Significance prepared by Heritage Preservation Services. Mr. Dilse prepared a Preliminary Assessment Report (dated May 29, 2018) at this time which discussed conservation principles and potential development schemes in the existing heritage context of the property.

At the June 6th, 2018 Community Council Meeting, Weston Consulting submitted written comments along with the Preliminary Assessment Report and provided a verbal request for the deferral of the Intention to Designate the property on the basis that additional dialogue with Heritage Preservation Services occur to discuss how best to preserve and showcase the historic character of the property and farmhouse itself. This deferral was successfully achieved.

Progress to Date

Since the June 6th, 2018 Community Council Meeting, our team has had continued working discussions with the City of Toronto Planning and Heritage Preservation Services Staff (along with other departments) and engaged in a Formal Pre-Application Consultation Meeting on December 12th, 2018 to discuss the proposed development of the property. At this meeting, our client and City Staff agreed upon a preliminary site design which will permit the farmhouse to remain in situ (as opposed to relocating the structure), while maintaining a view corridor from Midland Avenue that showcases the farmhouse in its historic condition.

Our design team has prepared a preliminary concept that reflects this site design which has been shared with City Planning and Heritage Staff for their review and comment. Based on recent discussions with City Staff, we understand that a second formal Pre-Application Consultation Meeting is required to discuss this new concept. We have submitted a request for this meeting and anticipate that it will be scheduled in the coming weeks. Following this meeting we anticipate that the formal Pre-Application Checklist outlining the necessary planning applications and supporting documentation required will be provided to facilitate the agreed upon development concept.

Request for Deferral

We greatly appreciate the opportunity Council has provided to allow for continued discussions with City Staff and feel that we have made significant progress. Since the last Community Council Meeting, our client has worked closely with the City of Toronto Planning and Heritage Preservation Services Departments to prepare a development scheme that reflects the City's vision for the property and surrounding context, while appropriately conserving the L'Amoreaux Farm House in a manner that respects its heritage characteristics. Moving forward, our client intends to prepare the appropriate applications in a timely manner.

At this time, we would like to continue with the progress we have made to date, and respectfully request that the Intention to Designate the property under Section IV of the *Ontario Heritage Act* be deferred. This will permit our client the opportunity to meet with City Staff to discuss the recent development concept that maintains the farmhouse in situ, and to ultimately prepare and submit planning applications to develop the balance of the property in a manner which thoughtfully considers the heritage context of the farmhouse and surrounding lands.

It is our opinion that the designation of the entire property at this time is premature, and request consideration that the designation of the property be tied to the land owner entering into a legal development agreement with the City of Toronto through the development application approval process. Through the review and commenting process, the extent of the property to which the designation applies will be further refined to ensure the orderly development of the remainder of the property. The deferral and subsequent application review process will also allow for additional consultation with the local Ward Councillor and the surrounding community

Should you have any questions or require additional information please contact myself (x 245) or Sara Gregory (x 271).

Yours truly,

Weston Consulting

Per:



Sandra K. Patano, BES, MES, MCIP, RPP
Associate

- c. Katrien Darling, City of Toronto Community Planning, Scarborough District
Paul Maka, City of Toronto Heritage Preservation Services
Councillor Cynthia Lai, Ward 23 – Scarborough North
Paul Dilse, Heritage Planning Consultant