



Decision Letter

Toronto Preservation Board

Meeting No.	21	Contact	Ellen Devlin, Committee Administrator
Meeting Date	Wednesday, February 17, 2021	Phone	416-392-7033
Start Time	9:30 AM	E-mail	teycc@toronto.ca
Location	Video Conference	Chair	Sandra Shaul

PB21.5	ACTION	Adopted		Ward: 15
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Intention to Designate under Part IV, Section 29 of the Ontario Heritage Act Alterations to a Heritage Property and Authority to Enter into a Heritage Easement Agreement - 2365 Bayview Avenue

Board Decision

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

1. City Council state its intention to designate the property at 2365 Bayview Avenue under Part IV, Section 29 of the Ontario Heritage Act, in accordance with the Statement of Significance: 2365 Bayview Avenue (Reasons for Designation) attached as Attachment 4 to the report (January 25, 2021) from the Senior Manager, Heritage Planning, Urban Design, City Planning.
2. If there are no objections to the designation, City Council authorize the City Solicitor to introduce the 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 designations to the Conservation Review Board.
4. If the designations are 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 to designate the properties.
5. City Council approve the alterations to the heritage property at 2365 Bayview Avenue, in accordance with Section 33 of the Ontario Heritage Act, to allow for the construction of a two-storey addition to the Crescent School on the lands known municipally in 2021 as 2365 Bayview Avenue, with such alterations substantially in accordance with plans and drawings dated October 20, 2020, prepared by Perkins and Will and on file with the Senior Manager, Heritage Planning, Urban Design, City Planning; and the Heritage Impact Assessment (HIA), prepared by Common Bond Collective, dated September 30, 2020 and on file with the Senior Manager, Heritage Planning, Urban Design, City Planning, all subject to and in accordance with a Conservation Plan satisfactory to the Senior Manager, Heritage Planning, Urban Design, City Planning and subject to the following additional conditions:
 - a. That prior to final Site Plan approval for the proposal, for the property located at 2365 Bayview Avenue the owner shall:

1. Enter into a Heritage Easement Agreement with the City for the property at 2365 Bayview Avenue in accordance with the plans and drawings dated October 20, 2020, prepared by Perkins and Will and on file with the Senior Manager, Heritage Planning, Urban Design, City Planning, the Heritage Impact Assessment prepared by Common Bond Collective, dated September 30, 2020, and in accordance with the Conservation Plan required in Recommendation 5.a.2, to the satisfaction of the Senior Manager, Heritage Planning, Urban Design, City Planning including registration of such agreement to the satisfaction of the City Solicitor.

2. Provide a detailed Conservation Plan, prepared by a qualified heritage consultant that is consistent with the conservation strategy set out in the Heritage Impact Assessment for 2365 Bayview Avenue prepared by Common Bond Collective, dated September 30, 2020, to the satisfaction of the Senior Manager, Heritage Planning, Urban Design, City Planning.

3. Provide final site plan drawings substantially in accordance with the approved Conservation Plan required in Recommendation 5.a.2 below to the satisfaction of the Senior Manager, Heritage Planning.

4. Provide a Heritage Lighting Plan that describes how the exterior of the heritage property will be sensitively illuminated to enhance its heritage character to the satisfaction of the Senior Manager, Heritage Planning, Urban Design, City Planning and thereafter shall implement such Plan to the satisfaction of the Senior Manager, Heritage Planning, Urban Design, City Planning.

5. Provide a detailed landscape plan for the subject property, satisfactory to the Senior Manager, Heritage Planning, Urban Design, City Planning.

6. Provide an Interpretation Plan for the subject property, to the satisfaction of the Senior Manager, Heritage Planning, Urban Design, City Planning and thereafter shall implement such Plan to the satisfaction of the Senior Manager, Heritage Planning, Urban Design, City Planning.

b. That prior to the issuance of any permit for all or any part of the property at 2365 Bayview Avenue, including a heritage permit or a building permit, but excluding permits for repairs and maintenance and usual and minor works for the existing heritage building as are acceptable to the Senior Manager, Heritage Planning, Urban Design, City Planning, the owner shall:

1. Provide building permit drawings, including notes and specifications for the conservation and protective measures keyed to the approved Conservation Plan required in Recommendation 5.a.2, including a description of materials and finishes, to be prepared by the project architect and a qualified heritage consultant to the satisfaction of the Senior Manager, Heritage Planning, Urban Design, City Planning.

2. Provide a Letter of Credit, including provision for upwards indexing, in a form and amount and from a bank satisfactory to the Senior Manager, Heritage Planning, Urban Design, City Planning, to secure all work included in the approved Conservation Plan, Lighting Plan and Interpretation Plan.

3. Provide full documentation of the existing heritage property, including two (2) printed sets of archival quality 8" x 10" colour photographs with borders in a glossy or semi-gloss finish and one (1) digital set on a CD in tiff format and 600 dpi resolution keyed to a location map, elevations and measured drawings, and copies of

all existing interior floor plans and original drawings as may be available, to the satisfaction of the Senior Manager, Heritage Planning, Urban Design, City Planning.

c. That prior to the release of the Letter of Credit required in Recommendation 5.b.2 above, the owner shall:

1. Provide a letter of substantial completion prepared and signed by a qualified heritage consultant confirming that the required conservation work and the required interpretive work has been completed in accordance with the Conservation Plan and Interpretation Plan and that an appropriate standard of conservation has been maintained, all to the satisfaction of the Senior Manager, Heritage Planning, Urban Design, City Planning.

2. Provide replacement Heritage Easement Agreement photographs to the satisfaction of the Senior Manager, Heritage Planning, Urban Design, City Planning.

6. City Council authorize the entering into of a heritage easement agreement under Section 37 of the Ontario Heritage Act with the owner of 2365 Bayview Avenue in a form and content satisfactory to the City Solicitor and the Chief Planner and Executive Director, City Planning.

7. City Council authorize the City Solicitor to introduce the necessary bill in Council authorizing the entering into of a heritage easement agreement for the property at 2365 Bayview Avenue.

Decision Advice and Other Information

Marybeth McTeague, Planner and Kristen Flood, Planner, Heritage Preservation, Urban Design, City Planning gave a presentation on Intention to Designate under Part IV, Section 29 of the Ontario Heritage Act Alterations to a Heritage Property and Authority to Enter into a Heritage Easement Agreement - 2365 Bayview Avenue.

Origin

(January 25, 2021) Report from the Senior Manager, Heritage Planning, Urban Design, City Planning

Summary

This report recommends that City Council state its intention to designate the listed heritage property at 2365 Bayview Avenue (the Frank P. Wood state) under Part IV, Section 29 of the Ontario Heritage Act, approve the alterations proposed for the heritage property in connection with a proposed development of the subject property and grant authority to enter into a Heritage Easement Agreement for the subject property.

The property at 2365 Bayview Avenue, containing the Frank P. Wood estate now known as the Crescent School, is part of a sequence of grand estates, constructed between 1920 and 1940, on the forested ravine above the western branch of the Don River, in the Bridle Path-Sunnybrook-York Mills neighbourhood. The 30-acre property was purchased in 1928 by Frank P. Wood, the financier, art collector and major benefactor of the Art Gallery of Toronto (now the Art Gallery of Ontario). Wood commissioned the New York firm of Delano & Aldrich Architects who designed a meticulously-detailed Georgian Revival house and service buildings, clad in limestone and slate, set within a picturesque complex comprising a forecourt with terraces and formal gardens perched above the ravine landscape. A painting studio designed as a log cabin was commissioned by Emma Wood, Frank P. Wood's wife. With Wood's death in 1955 the estate was bequeathed to the Art Gallery of Toronto and purchased in 1967 by the Crescent

School. The school relocated to the Bayview Avenue property in 1970 and have added a number of educational buildings, maintaining most of the original complex and its setting.

The property was included on the City of Toronto's Heritage Register in 2006.

Following City staff's additional research and evaluation under Ontario Regulation 9/06, the provincial criteria prescribed for municipal designation, it has been determined that the property at 2365 Bayview Avenue merits designation under Part IV Section 29 of the Ontario Heritage Act for its design, associative and contextual value.

The designation of the Frank P. Wood estate (now known as the Crescent School) at 2365 Bayview Avenue would identify all of the property's cultural heritage values and heritage attributes which shall be conserved. Designation enables City Council to review proposed alterations for the property, enforce heritage property standards and maintenance, and refuse demolition.

The proposed two-storey addition will connect to the north side-wall of the manor house's service wing. Its construction will result in the demolition of the remnant of the second garage and the infilling of the remaining portion of the service court. No alterations are proposed to the manor house.

Background Information

(January 25, 2021) Revised Report and Attachments 1 - 4 from the Senior Manager, Heritage Planning, Urban Design, City Planning - Intention to Designate under Part IV, Section 29 of the Ontario Heritage Act Alterations to a Heritage Property and Authority to Enter into a Heritage Easement Agreement - 2365 Bayview Avenue

<http://www.toronto.ca/legdocs/mmis/2021/pb/bgrd/backgroundfile-164180.pdf>

(January 25, 2021) Revised Report and Attachments 1 - 4 from the Senior Manager, Heritage Planning, Urban Design, City Planning - Intention to Designate under Part IV, Section 29 of the Ontario Heritage Act Alterations to a Heritage Property and Authority to Enter into a Heritage Easement Agreement - 2365 Bayview Avenue

<http://www.toronto.ca/legdocs/mmis/2021/pb/bgrd/backgroundfile-164129.pdf>

(January 25, 2021) Report and Attachments 1 - 4 from the Senior Manager, Heritage Planning, Urban Design, City Planning - Intention to Designate under Part IV, Section 29 of the Ontario Heritage Act Alterations to a Heritage Property and Authority to Enter into a Heritage Easement Agreement - 2365 Bayview Avenue

<http://www.toronto.ca/legdocs/mmis/2021/pb/bgrd/backgroundfile-163023.pdf>

Attachment 5 - Heritage Impact Assessment (Part 1)

<http://www.toronto.ca/legdocs/mmis/2021/pb/bgrd/backgroundfile-163024.pdf>

Attachment 5 - Heritage Impact Assessment (Part 2)

<http://www.toronto.ca/legdocs/mmis/2021/pb/bgrd/backgroundfile-163025.pdf>

(February 16, 2021) Presentation on Intention to Designate under Part IV, Section 29 of the Ontario Heritage Act Alterations to a Heritage Property and Authority to Enter into a Heritage Easement Agreement - 2365 Bayview Avenue

<http://www.toronto.ca/legdocs/mmis/2021/pb/bgrd/backgroundfile-164234.pdf>

Speakers

Ellen Kowalchuk

Philip O'Sullivan