

**THE CORPORATION OF THE TOWN OF GEORGINA****HERITAGE ADVISORY COMMITTEE****AGENDA**

Wednesday, January 20, 2016
6:00 pm
Council Chambers

1. CALL TO ORDER
2. ROLL CALL
3. INTRODUCTION OF ADDENDUM ITEMS
4. APPROVAL OF AGENDA
5. DECLARATIONS OF PECUNIARY INTEREST AND GENERAL NATURE THEREOF
6. ADOPTION OF MINUTES

Pages 1-4

- (1) Minutes of Georgina Heritage Committee meeting December 15, 2015.

7. DELEGATIONS/SPEAKERS
8. PRESENTATIONS
9. CONSIDERATION OF REPORTS ON THE AGENDA

Pages 5-7

- (1) Notice of Application & Request for Comments – “Keating House” Roll # 119 494.

Pages 8- 15

- (A) Keating house heritage file, registered property.

10. COMMUNICATIONS

Pages 16-19

- (1) Celebrating Canadas 150th An Exciting Project Needs Your Support

Pages 20-52

- (2) Example HIA Report

11. OTHER BUSINESS

- (1) Motion regarding a heritage assessment for the Old Mill in Sutton.
Committee members previously discussed:

- Whether the Heritage Committee should recommend the town assist in paying for the heritage assessment.
- Working with the owner to prevent the Old Mill from becoming dilapidated
- Should there be public consultation during or after the heritage assessment.
- Whether the Consultant providing the heritage assessment would provide the town and owner with alternative options.

It was determined that Committee members consider bringing a motion regarding a heritage assessment for the Old Mill in Sutton.

- (2) 2016 approved budget

Honorariums \$1320.00
Publications and subscriptions \$200.00
Travel Expenses \$600.00
Advertising \$500.00
Consultant fees \$6000.00
Miscellaneous \$2750.00

- (3) Letters for approval.

Pages 53 - 54

- (A) Letters to the Ministry of Tourism, Culture and Sport and Parks Canada

Pages 55 -

- (B) Letters to municipal heritage Committees and Council requesting support.

Pages 56 -57

- (C) Georgina's letters to Tourism, Culture and Sport and Parks Canada

- (4) Current potential properties under consideration for designation.

- (A) Ravenshoe, United Church
(B) The Old tree on the Briars property

- (5) Ideas for Celebrate Sutton 125. Committee to discuss.

- (6) Previously set 2016 meeting dates, below. Committee to reschedule conflicting dates.

January 20

February 17

March 16

April 20 – Conflict needs to be rescheduled.

May 18

June 15 - Conflict needs to be rescheduled.

September 21

October 19

November 16

12. CLOSED SESSION, IF REQUIRED

13. MOTION TO ADJOURN

Next meeting February 17, 2016. Council Chambers 6:00 pm.

**THE CORPORATION OF THE TOWN OF GEORGINA****HERITAGE ADVISORY COMMITTEE****MINUTES**

Tuesday, December 15, 2015
6:00 p.m.
Committee Board Room

1. CALL TO ORDER

The meeting was called to order at 6:05 p.m.

2. ROLL CALL

The following Committee members were present:

Councillor Frank Sebo

Terry Russell

Wei Hwa

Lorne Prince

Allan Morton

Bruce Whittacker

The following Committee members were absent with regrets:

Lee Schwaderer

The following staff members were in attendance:

Sarah Brislin, Committee Services Coordinator

The following members of the public were in attendance:

Dan Pollard

Brian Lytle

3. INTRODUCTION OF ADDENDUM ITEMS – *None*.**4. APPROVAL OF AGENDA**

Moved by Bruce Whittacker, Seconded by Wei Hwa

RESOLUTION NO. GHC-2015-0049

That the December 15, 2015 Georgina Heritage Committee meeting agenda be approved as presented.

Carried.

5. DECLARATIONS OF PECUNIARY INTEREST AND GENERAL NATURE THEREOF – *None*.

6. ADOPTION OF MINUTES

Minutes of Georgina Heritage Committee meeting November 18, 2015.

Moved by Bruce Whittacker, Seconded by Terry Russell

RESOLUTION NO. GHC-2015-0050

That the Minutes of the November 18, 2015 Georgina Heritage Committee meeting be approved as presented.

Carried.

7. DELEGATIONS/SPEAKERS - *None*.
8. PRESENTATIONS – *None*.
9. CONSIDERATION OF REPORTS ON THE AGENDA

- (1) Allan Morton's report, Council RESOLUTION NO. GHC-2015-0820: Council endorsed the Committees request. Committee Services Draft letter to Province and other Heritage Advisory Committee's lobbying for revival of the Grant program.

The Committee Services Coordinator advised letters would be drafted for approval at the January meeting.

Member, Allan Morton addressed the committee regarding the Old Mill in Sutton. He advised suggested that the committee consider working with the developer to have a heritage impact assessment.

The committee discussed further discussed a heritage assessment, topics of interest included:

- Whether the Heritage Committee should recommend the town assist in paying for the heritage assessment.
- Working with the owner to prevent the Old Mill from becoming dilapidated
- Should there be public consultation during or after the heritage assessment.
- Whether the Consultant providing the heritage assessment would provide the town and owner with alternative options.

Moved by Bruce Whittacker, Seconded by Terry Russell

RESOLUTION NO. GHC-2015-0051

That the Georgina Heritage Committee table this discussion to subsequent meeting and that committee members consider bringing a motion regarding a heritage assessment for the Old Mill in Sutton.

Carried.

- (2) Cultural Heritage Conservation Workshop. The workshop was attended by Committee Services Coordinator in Barrie on Wednesday, November 25, 2015 and members Councillor Sebo and Terry Russell in York Region Thursday November 26, 2015. Topics of interest included.
- Heritage property standards by-law
 - Tax incentives and other tools
 - Designations applying to the entire property
 - Historical Cultural Design/Physical, and contextual value in addition to architectural value
 - Designation By-law drafting
 - Insurance and Heritage properties
 - Ontario Incentive Programs
 - The responsibilities of owners of registered properties

Moved by Bruce Whittacker, Seconded by Terry Russell

RESOLUTION NO. GHC-2015-0052

That the Georgina Heritage Committee receive the information from the Cultural Heritage Conservation as information.

Carried.**10. COMMUNICATIONS**

- (1) Help Develop Ontario's Budget – [Budget Talks](#) (Link to website)

11. OTHER BUSINESS

- (1) Consideration for designation. Properties that have been discussed
- “Draper House” 25239 Warden – Property file
 - Ravenshoe, United Church
 - Stable building at the Briars
 - 1000 feet of shoreline on The Sedor Farm
 - 26280 Park Road, “Auld Castle Cemetery”.

The Committee added to the discussion an old tree at the briars which is estimated to be over 250 years old. The Committee discussed each item and will continue to consider the Ravenshoe, United Church and the Old tree.

The Committee also discussed the possibility of nominating the Briars for the Ontario Trust award for their natural growth preservation.

(2) Ideas for Celebrate Sutton 125.

Councillor Sebo announced there was a meeting being held on the December 16, 2015 at 3:00 p.m. at Pioneer Village and that anyone interested may attend.

(3) Street names – on Council agenda for the December 16, 2015.

The Committee discussed how they previously suggested names and would like to consider doing this again in the future.

12. CLOSED SESSION, IF REQUIRED

13. MOTION TO ADJOURN

Moved by Councillor Sebo, Seconded by Bruce Whittacker

RESOLUTION NO. GHC-2015-0053

That the Georgina Heritage Committee December 15, 2015 meeting be adjourned at 7:13 p.m.

Carried.

Lorne Prince, Chair

C. Sarah A. Brislin, Committee
Services Coordinator



TOWN OF GEORGINA

26557 Civic Centre Rd., Keswick, Ontario L4P 3G1

January 7, 2016

Georgina Heritage - Town of Georgina
Clerk's Department

Attention: Ms. Sarah Brislin

Dear Ms. Brislin:

**RE: NOTICE OF APPLICATION & REQUEST FOR COMMENTS
PROPOSED DRAFT PLAN OF SUBDIVISION & AMENDMENT
TO ZONING BY-LAW NO. 500
Applicant: Ainslie Hill I Inc. & Ainslie Hill II Inc.
Part of Lots 21, 22 & 23 Concession 7 (NG)
Roll Nos.: 080-379, 119-220 & 119-494
Town Files: 01.143/19T-15G03 (Subdv.) & 03.1087 (ZBA)**

The Town of Georgina has received applications for draft plan of subdivision approval and amendment to Zoning By-law No. 500, as amended, as it relates to the above-noted lands, located in Sutton.

A Notice of Complete Application and supporting materials are enclosed. Please review the enclosed material and advise the undersigned of any comments you may have. A response would be appreciated by **February 8, 2015**. If you are unable to meet this deadline, please advise as to when you expect to provide your comments.

A Notice of Public Meeting will be circulated pursuant to the provisions of the *Planning Act* at a later date, once the matter has been scheduled for Council's consideration. Should you have any questions or concerns on this matter please do not hesitate to contact the undersigned by phone at 905-476-4301 ext. 2297 or by email at tmakarewicz@georgina.ca.

Regards,

Tolek A. Makarewicz, BURPI.
Planner

Enclosures

NOTICE OF COMPLETE APPLICATION UNDER THE *PLANNING ACT*

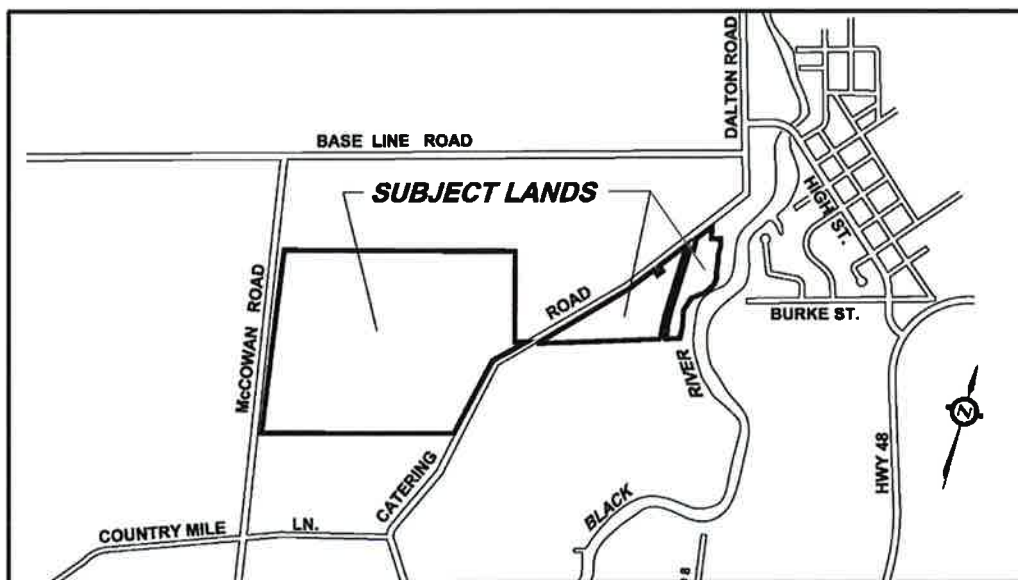
The Town of Georgina has received the following applications pursuant to the *Planning Act*. Town Council will be considering these applications at a future public meeting, the date and time of which will be published in the Georgina Advocate and on the Town of Georgina website.

PROPOSAL: Part of Lots 21, 22, and 23, Concession 7 (NG):

The Town of Georgina has received applications submitted by **Ainslie Hill I Inc.** and **Ainslie Hill II Inc.** for draft plan of subdivision approval to permit the creation of 183 single family dwelling lots, and an associated application to amend Zoning By-law No. 500 to address various zoning provisions related to the proposed development. A key map showing the location of the subject lands is provided below and a reduced copy of the proposed draft plan is attached hetero.

Inquiries Refer to Town Files: 01.143 (Draft Plan of Subdivision) and 03.1087 (Zoning By-law Amendment); Planner: Tolek Makarewicz, ext. 2297 or tmakarewicz@georgina.ca. Please ensure you reference the File Number(s) in all communications.

KEY MAP



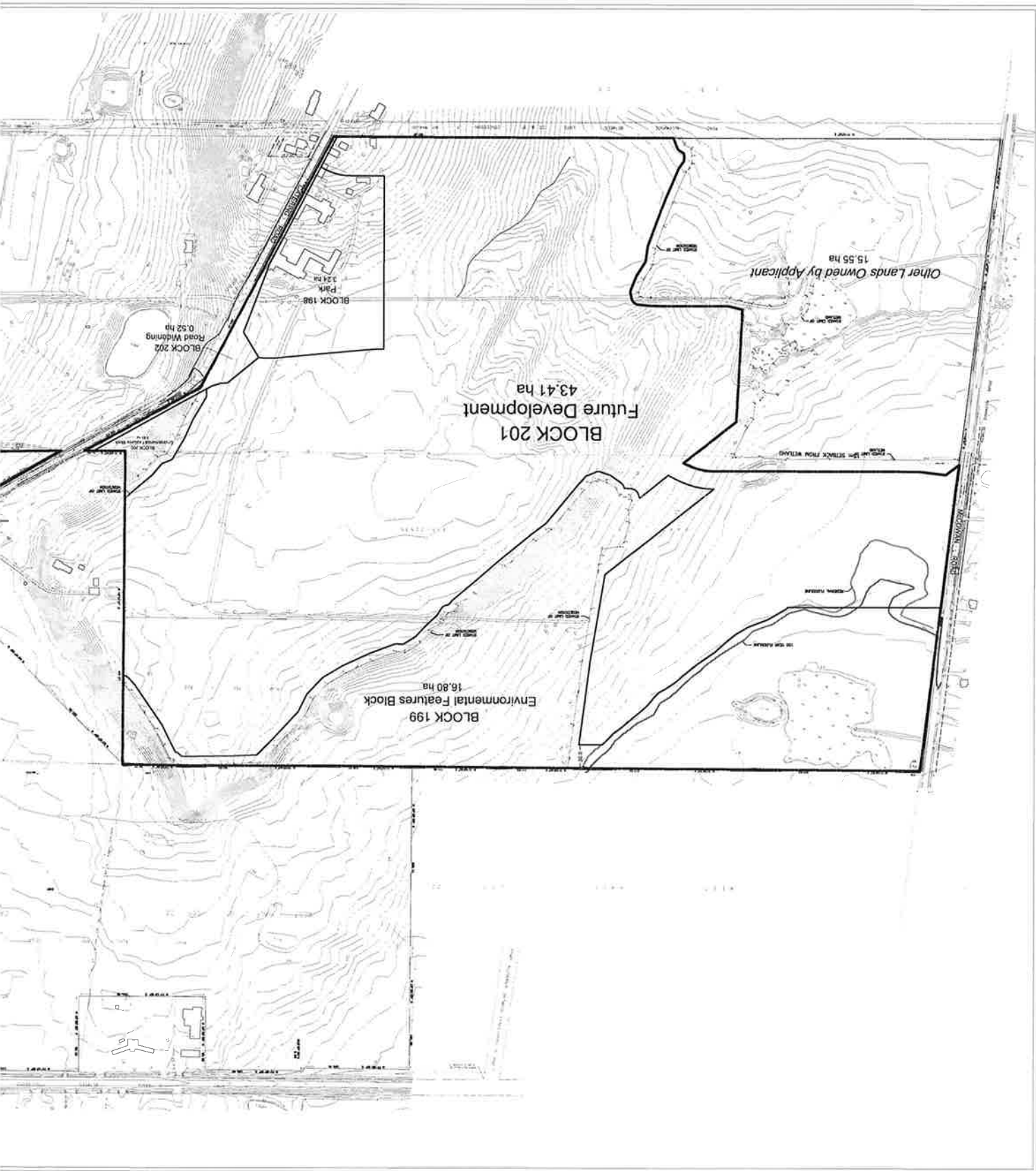
Additional Information:

Additional information and/or material relating to the proposal is available for viewing at the Planning Division within the Civic Centre located at 26557 Civic Centre Road, Keswick, from 8:30 a.m. to 4:30 p.m. on regular business days.

Notice of Collection:

Personal information collected in response to this planning notice or in relation to these applications will be used to assist Town Staff and Council to process the applications and make a decision on these matters. Such personal information is collected under the authority of the Municipal Act, the Municipal Freedom of Information and Protection of Privacy Act (MFIPPA), the Planning Act, and all other relevant legislation, and will become part of the public record, may be viewed by the general public, and may be published in a Planning Report and Council Agenda. Questions about this collection may be directed to the Town Clerk, John Espinosa, at 905-476-4301, ext. 2223, or by email to jespinosa@georgina.ca.

DATED AT THE TOWN OF GEORGINA THIS 7th DAY OF JANUARY, 2016.



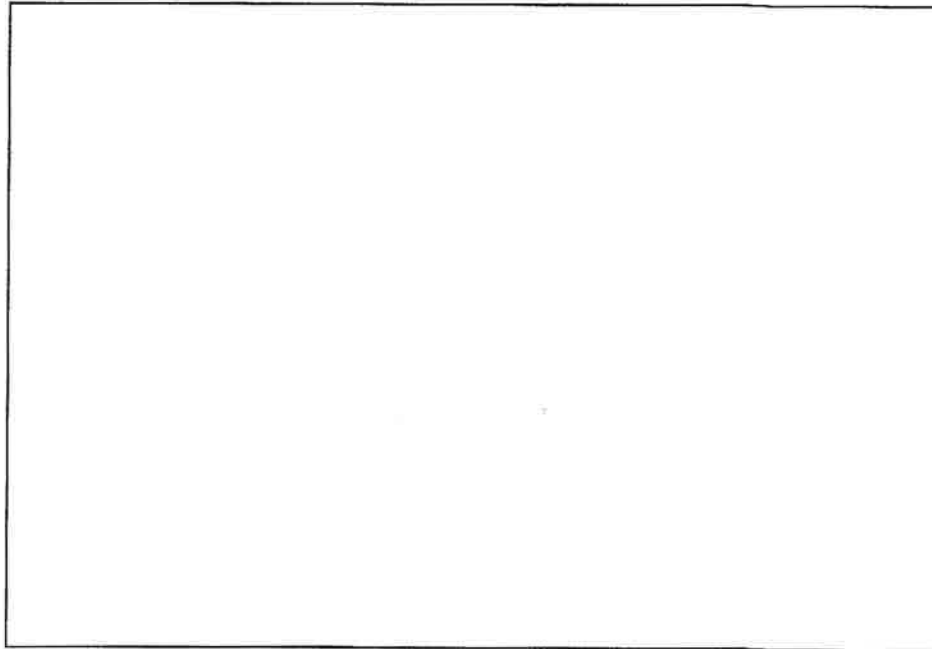


☐ Designated Property

Corporation of the Town of Georgina

REGISTER OF HERITAGE PROPERTIES

Prepared by the Town of Georgina Heritage Committee



Roll Number:	119-494
Ward Number:	
Map Page No:	
By-law Designation No.:	
Date Designated:	
Completed by:	
Property Address:	Catering Road
Legal Description:	Con. 7, Pt.Lts. 22 & 23
Name of Current Owner(s)	
Description:	
Last Updated (date):	
Brief Reason for Listing:	Was owned by Thomas Keating
Date Listed:	

I. CATEGORY OF HERITAGE RESOURCE

Type of Heritage Resource (circle)	archeological / building / cemetery or burial site / structure (e.g. bridge, fence, shed, etc), historic site (i.e. location of important event), cultural heritage landscape (e.g. park, garden, trail, etc.)
---------------------------------------	---

II. BUILT HERITAGE DESCRIPTION

Scope of Heritage Significance	local / provincial / national
Construction Date	Actual: Estimated:
Historical Uses	
Landscape Use	
Names of Historical Owners or Occupants	
Historical Events (list)	
Name of Architect, Builder, etc.	
Architectural Style	
Roofing Material	
Roof Shape	
Exterior Construction Materials (e.g. brick, stone, clapboard, etc.)	
Building Type (detached, etc.)	Detached
Number of Storeys	
Building Footprint	
Window Types (describe)	
Windows and/or Doors Replaced?	yes / no partial replacement / complete replacement
Types and Number of Secondary Structures	
Notes on Secondary Structures	

III. CULTURAL HERITAGE LANDSCAPE DESCRIPTION

Types	defined by humans / evolved or evolving / associative or symbolic / scenic or natural
Overall Significance	distinctive / noteworthy / common
Class	archeological / sacred / cultural / historic / natural / scenic and visual
Significant Landscape Features on Subject Property (e.g. fences, trees, orchard, trails, etc.)	
Significant Natural Features on Subject Property (describe)	
Significant Natural Features on Adjacent Properties (describe)	
Heritage Site Visible to Public?	yes / no
Acreage or Lot Size	
Landmark Status?	yes / no
Overall Setting and Settlement Patterns (e.g. rural, agricultural, commercial, etc.)	
Notes on Landform / Spatial Order / Vegetation / Views / Character / Misc. Comments	

IV. CURRENT STATUS / CONDITION OF RESOURCE

Threat(s) (e.g. alterations, vandalism, derelict, etc.)	
Rating of Unsympathetic Alterations	low (0% - 29%) / moderate (30% - 59%) / high (60% - 100%)
Opinion of Overall Heritage Integrity	
Current Function (describe)	

V. HERITAGE INVENTORY DESCRIPTION

Statement of Significance	
Heritage Attributes and Other Character Defining Elements	
General Comments	

ADDENDUM:

Attach area maps, property map / archival images / additional current images / survey of property



TOWN OF GEORGINA

26557 Civic Centre Rd., R.R. #2, Keswick, Ontario L4P 3G1

2002-03-20

Louis Keating
C/O Pat Chapelle
26 Bethnal Avenue,
Toronto, Ontario
M8Y 1Y6

Dear Sir/Madam:

RE: HISTORIC OR ARCHITECTURALLY SIGNIFICANT "FLAGGED"
PROPERTY LIST – Roll Number: 1970000119494000000

Our records indicate that you are the owner of a building that is either of architectural or historic significance to the Town of Georgina. We are in the process of updating our register.

You may have information, which would be valuable to us to record for future reference. If you are interested in having any additional information placed in your file, please contact Janice Hamilton-Dicker, Georgina Heritage Secretary at (905) 476-4301 or (705) 473-2210, extension 267.

We are contemplating having identification plaques installed on all "flagged" properties. You will be contacted at a later date if and when the programme begins.

We enclose a pamphlet, which explains our Committee's purpose and mandate.

Yours truly,

John C. Hastings
Georgina Heritage Chairperson

Encls.



119-494

560,670

620-F
-B

H E R I T A G E I N V E N T O R Y - G E O R G I N A

INDEX NO. _____ BY-LAW NO. _____ ROLL NO. ^{*}119-494 YR. BUILT _____
* LEGAL DESCRIPTION: Centre Rd E/S Con 7 Pt Lot 23 ACREAGE: _____
MUNICIPAL ADDRESS: _____
NAME OF BUILDING: _____
ORIGINAL OWNER: _____
* PRESENT OWNER: KEATING LOUIS MAILING ADDRESS: RR 1 Sutton West LOE 120
ARCHITECTURAL STYLE: _____ STONE ___ BRICK ___ FRAME ___ OTHER ___
CONDITION OF STRUCTURE: VERY GOOD ___ FAIR ___ POOR ___ MUCH ALTERED ___
COMMENTS: _____

PHOTOS:

119494

Name of recorder *Therac Marsden*
Name of Photographer *Therac Marsden*

Date *1973*
Date *1971*

ONTARIO INVENTORY OF BUILDINGS

Identity:

County *YORK*

Number, street, town, or lot
concession, township

*Pt. of Lot 22
Cm 7 & 8
N Guelph
Catering Rd*

Name of building -

History:

Date of Construction -

Original Owner *Keating - Thomas*
Original Use *Home - Tavern*

Present Owner *Keating - Charles*
Present Use *Home* *Louis*

Construction: Wall material, Stone Brick Frame Other Stucco

Condition of
Structure, Very good Fair Poor Altered Much

Reference: Sources of information on construction date.

Charles Keating Family

Importance of building in the Community

*Said to have been a Tavern on the Catering Rd
used for bringing supplies by wagon to Sullen*



Building said to have been used as (over)

as a Post Office in Sutton and then moved to present location on Keating farm. Team of oxen used to move building. original location possibly near present Drug Store Apple tree on property over 100 years old.



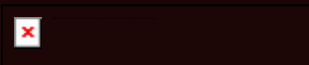
OLD BARN ON Keating Farm

Sarah Brislin

From: Canadian Treasure Tour <cdntreasuretour@gmail.com@mail17.suw13.rsgsv.net> on behalf of Canadian Treasure Tour <cdntreasuretour@gmail.com>
Sent: January-08-16 8:30 AM
To: Sarah Brislin
Subject: Celebrating Canadas 150th An Exciting Project Needs Your Support

Celebrating 150 Years of Canadian Growth and Development

[View this email in your browser](#)



Hello my name is Donna Gordon

I am an Architectural Photographer and Virtual Tour Producer in Ontario.

I'm working with a group of photographers across the country, to produce Virtual Tours of Canada's Historic Places and the Culture Spaces that continue to serve our communities today.

The Canadian Treasure Tour Goal is to Save, Protect and Share Canadian Heritage and Culture Properties.

All our Virtual Tours will be published to an online map during our finale, celebrating Canada's 150th in 2017!

I'm reaching out to your team, as representatives of Heritage and Culture in Canada.

We're very excited to be capturing some of Canada's most beautiful and cherished landmarks, helping Canadians experience our treasures themselves. Not only are

we **removing barriers of geography and ability**, but inspiring people to experience Canada in person!

As industry professionals we have put together a Tour Registration Package that makes the very most of this unique opportunity, from preservation and representation to access and security!

We've reduced the costs of our skills and technology as much as possible, to meet the needs of our non profit landmarks, who can not sustain expenses outside of essential without our help.

We're going a step further and helping to partner local business communities and local, regional and national Canadian Landmarks. This alliance provides valuable brand exposure and **FREE Registration** for ad sponsored properties, **at Absolutely NO cost to them!**

I'm going to forward some information to you regarding the Canadian Treasure Tour Registration and Ad Sponsor Package.

(705)930-2544 cdntreasuretour@gmail.com



Review Our Suggested Landmarks

We continue to add to our Ad Sponsor Property Map for Ontario and it's important we dont leave any local treasure unrepresented!

We would appreciate relying on your expertise, to take a look at our Canadian Treasure Tour Ad Sponosor Map.

Please let us know if there is any locations that should be removed or added

and we will be happy to make sure its taken care of! Click the link below to go to the map.

[Canadian Treasure Tour Ad Sponsor Map](#)

Other ways we would love your teams engagement is in sharing the opportunity with your networks and communities. I will forward these documents to you and would love for you to forward them.

Send A Registration Package to Your Affiliate Landmarks

The Canadian Treasure Tours' General Information and Registration Packages will be sent to your attention and we ask that you forward the info to any regional non profit properties in your network so they are aware of the opportunity.

Send an Ad Sponsor Information Package

We suggest sending a copy of our Ad Sponsor Information Package, to all the businesses in your networks as it offers incredible advertising value. Even small community businesses will find property partners that will provide valuable brand exposure in a new low cost way, with Packages as low as \$20.00 per month!

Advertising dollars have never worked this hard and gone this far! We've designed one of the lowest cost and most robust **Ad Sponsor Packages** available!

We even include weekly Deep Stats Reports, to all Ad Sponsors, emailed directly every Monday morning.

View a Heritage Virtual Tour with Ad Sponsors Here

<http://tours.360studio.ca/622358>

\$100.00 a year from each Property Ad Sponsor Package, is donated directly to the non profit landmark. This year, this donation will be put toward the cost of having all of the professional photography and virtual tour produced for the property.

We're thrilled with the response from local business communities, as they rally behind

their favourite local treasures and take advantage of this Limited Opportunity! **Only 1 Ad Sponsor Per Industry will be paired with a property, it's important for businesses to make their interests known as early as possible.**

(705)930-2544

cdntreasuretour@gmail.com

I look forward to meeting you in person in the coming months, as our promotional tour gets under way. But for today, thank you for taking the time to get to know us.

We look forward to providing you with all kinds of exciting content through the course of the tour.

We appreciate your support as we prepare to celebrate Canada's Sesquicentennial

I will be serving as your Tour Director and welcome all calls or emails with questions, concerns and of course words of encouragement!

Donna Gordon

cdntreasuretour@gmail.com

(705) 930-2544



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**Minister's Consent under the Standards and Guidelines for
Conservation of Provincial Heritage Properties (Section F.5)**

Heritage Impact Assessment

**Ontario Government Building (B10607)
880 Bay Street, Toronto**

Report Date: April 7, 2015

Report Author: Infrastructure Ontario

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Executive Summary

The Minister of Economic Development, Employment and Infrastructure's (MEDEI) 2014-15 Annual Realty Letter of Direction and Strategic Policy Direction prioritized the direction for MEDEI's realty portfolio through three key strategic priorities, of which one is to right size the portfolio by assessing the Ministry's realty portfolio with the goal of right sizing and rationalizing to best support Provincial Government program needs.

As the result, the Provincial Government is rationalizing its assets and reducing liability costs associated with surplus and non-program use buildings. The Ontario Government Building at 880 Bay Street has been declared surplus and as part of this rationalization process the demolition of the Ontario Government Building at 880 Bay Street is required to reduce liability. This building is located within a larger complex which is known and referred to as the Queen's Park Complex.

The Queen's Park Complex is a series of Provincial Government buildings built circa 1950 to 1970 owned by the Province of Ontario, bounded by Queen's Park Crescent on the west, Wellesley Street West on the north, Bay Street on the east and Grosvenor Street/College Street on the south.

The Queen's Park Complex was evaluated for heritage value in 2002 (landscape) and 2005 (built form and artwork) and has subsequently been identified as a Provincial Heritage Property of Provincial Significance under the Ministry of Tourism, Culture and Sport *Standards and Guidelines for Conservation of Provincial Heritage Properties*. Comprising the Macdonald Block including Macdonald, Ferguson, Hearst, Hepburn, and Mowat buildings; Frost Building North; Frost Building South, the Queen's Park Complex holds a combination of built form and cultural landscape heritage elements.

The Ontario Government Building at 880 Bay Street is not located within the Queen's Park Complex defined cultural landscape area, does not hold provincial heritage value, and does not contribute to the provincial heritage value of the Queen's Park Complex, however, the Ministry does recognize that 880 Bay Street is part of a property considered to be a Provincial Heritage Property of Provincial Significance and in doing so, must take into consideration MTCS's *Standards and Guidelines for Conservation of Provincial Heritage Properties*.

The draft strategic conservation strategy for the Queen's Park Complex is based on four principle tenets of maintenance and repair, new work or alteration, reconciling conservation with other public interests, and new development.

The demolition of the Ontario Government Building at 880 Bay Street will not negatively impact, impair or draw from the provincial heritage value of the Queen's Park Complex based on an assessment of the Statement of Cultural Heritage Value and Description of Heritage Attributes. The Ministry will ensure that the redevelopment of the site will complement the Queen's Park Complex as the administrative centre of the Provincial Government and will respect the provincial heritage value of the site when considering potential redevelopment designs and options.

A Category B Ministry of Infrastructure Public Work Class Environmental Assessment was undertaken as part of the due diligence process, of which this Heritage Impact Assessment is a component. This Heritage Impact Assessment provides the means to address and mitigate any effects of the proposed undertaking on the heritage value of the Queen's Park Complex as a whole and, in particular, the Ontario Government Building at 880 Bay Street. The Category B Ministry of Infrastructure Public Work Class Environmental Assessment process includes a 30 day public posting period, during which time no public comment was received.

The Provincial Government made an application to the City of Toronto to amend Zoning By-law 438-86 to permit redevelopment of approximately 0.85 hectares (2.1 acres) of land (northwest corner of Bay Street

and Grosvenor Street), including the 880 Bay Street parcel. City of Toronto's Heritage Preservation Services was an integral component of this process; their comment regarding the heritage value of the parcel was restricted to a recommendation for Stage 1 archaeological assessment, which was completed. The Ontario Government Building at 880 Bay Street has not been recognized by the City of Toronto as a heritage property.

To comply with the requirements outlined in Section F.5 of the *Standards & Guidelines for Conservation of Provincial Heritage Properties*, Infrastructure Ontario, on behalf of the Ministry of Economic Development, Employment and Infrastructure, is seeking consent from the Minister of Tourism, Culture and Sport to demolish the Ontario Government Building at 880 Bay Street, City of Toronto on the subject property.

The Minister of Culture Tourism and Sport's consent decision is expected within the 60 working day period as specified by the Ministry of Tourism, Culture and Sport as the period under which consent applications requests are reviewed, processed, and notification given to the applicant.

1. Description of Provincial Heritage Property (PHP)

The Queen's Park Complex is a series of Provincial Government buildings built circa 1950 to 1970 owned by the Province of Ontario, bounded by Queen's Park Crescent on the west, Wellesley Street West on the north, Bay Street on the east and Grosvenor Street/College Street on the south.

The Queen's Park Complex (Ministry of Economic Development, Employment and Infrastructure property installation number N00364) was evaluated for heritage value in 2002 (landscape) and 2005 (built form and artwork) and has subsequently been identified as a Provincial Heritage Property of Provincial Significance under the Ministry of Tourism, Culture and Sport's *Standards & Guidelines for Conservation of Provincial Heritage Properties*. Comprising the Macdonald Block including Macdonald, Ferguson, Hearst, Hepburn, and Mowat buildings; Frost Building North; Frost Building South, and Whitney Block the Queen's Park Complex holds a combination of built form and cultural landscape heritage elements. Note that the Ontario Government Building at 880 Bay Street does not hold significant heritage value, does not contribute to the heritage value of the Queens Park Complex, nor is it located within the Queens Park Complex defined cultural heritage landscape.

The municipal addresses for all buildings within the Queen's Park Complex are:

- Macdonald Block (B10606): 900 Bay Street, City of Toronto
- Ferguson Block (B10604): 77 Wellesley Street West, City of Toronto
- Hearst Block (B10602): 900 Bay Street, City of Toronto
- Hepburn Block (B10605): 80 Grosvenor Street, City of Toronto
- Mowat Block (B15658): 900 Bay Street, City of Toronto
- Frost Building North (B10634): 95 Grosvenor Street, City of Toronto
- Frost Building South (B10635): 7 Queen's Park Crescent, City of Toronto
- Whitney Block (B10603): 23 Queen's Park Crescent East/99 Wellesley Street, City of Toronto
- Ontario Government Building (B10607): 880 Bay Street, City of Toronto

The legal address for Ontario Government Building (B10607) at 880 Bay Street is:

LT 166-182 PL 159 Toronto; LT 5 PL D248 Toronto; Lane PL D248 Toronto N of LT 5 Closed by EP61087; PT LT 1-4 PL D248 Toronto as in EP123686; Lane PL 159 Toronto Second W of Bay St extending N from Grosvenor St (lying to the E of LTS 169-173); Lane PL 159.

The historic occupancy research conducted as part of the Cultural Heritage Evaluation in 2005 erroneously attributed a much earlier occupancy of the building to the Department of Public Works than actually occurred (citing 1949 rather than 1963) and, citing this as the principal contributing heritage value, built on this error in the evaluation recommendation with conjecture regarding the rationale for the purpose for construction and appearance of the final built form.

Subsequent historic occupancy research revealed that the building at 880 Bay Street was a privately constructed and owned office building from 1947 to 1963, built by Bay-Grosvenor Limited on a pre-construction lease registered on title for 15 years by the Bell Telephone Company of Canada for the second to the fifth floors. The building at 880 Bay Street was fully utilized by non-government third party lease-holds under the ownership of Bay-Grosvenor Limited (1947-1956) and then Essbro Property Limited (1956-1963). From 1963 until the Provincial Government declared the building surplus in 2013, 880 Bay Street held various Ontario Provincial Government offices and an on-going mix of commercial leases. The building name holds no historic interest as it is common to the majority of Provincial Government office complexes/buildings; Ontario Government Building or OGB.

1947-49 The building at 880 Bay Street is constructed and owned by Bay-Grosvenor Limited and an offer to lease the second to the fifth floors is registered on title for 15 years by the Bell Telephone Company of Canada.

- 1949 A lease is registered on title for Bell for the second to sixth floors for a term of 15 years, with renewal privileges. The seventh floor is used by the owners of the building Bay-Grosvenor Limited.
- 1950-56 Various ground floor leases are signed for third party occupants including Montreal Life Insurance Company and Markel Services of Canada.
- 1956 Bay-Grosvenor Limited sells the property to Essbro Property Limited; Essbro Property Limited mortgages the property as collateral insurance to the Prudential Insurance Company of America.
- 1962 The Bank of Montreal leases ground floor space for 20 years.
- 1963 The subject property sold by Essbro Property Limited to Her Majesty the Queen, represented by the Minister of Public Works.
- 1974 A retail gift store, variety store, bank, Provincial Government bookstore and offices of the Department of Public Works are located on the first floor. The second to seventh floors are used for Provincial Government offices
- 1983 The Bank of Montreal exercises its option to renew its lease on the ground floor
- 2013 The building is vacated and declared surplus to Provincial Government needs as a result of right-sizing the realty portfolio following Provincial Government directives.

On review of the building's correct occupancy history, altered final form from design to actual construction, and subsequent unsympathetic alterations, resulting in negligible provincial significance, and relevant local examples of both the design style and the architect recognized by the City of Toronto, the decision was made by the Infrastructure Ontario's Heritage Committee that the Ontario Government Building at 880 Bay Street is not a contributing heritage component to the heritage value of the Queen's Park Complex.

2. Outline of Proposed Activity

To comply with the requirements outlined in Section F.5 of the *Standards & Guidelines for Conservation of Provincial Heritage Properties*, Infrastructure Ontario, on behalf of the Ministry of Economic Development, Employment and Infrastructure (MEDEI), is seeking consent from the Minister of Tourism, Culture and Sport to demolish the Ontario Government Building at 880 Bay Street, City of Toronto on the subject property.

3. Statement of Cultural Heritage Value (SCHV) and Description of Heritage Attributes

The following is a the Statement of Cultural Heritage Value for the N00364 Queen's Park Complex (note that the Ontario Government Building at 880 Bay Street does not hold significant heritage value and does not form part of this statement).

Description of Historic Place

The Queen's Park Complex is characterized by two parcels of land to the east and south of the Ontario Legislative Building and Queen's Park itself in the City of Toronto. Bounded by Wellesley Street to the north, Bay Street to the east, College and Grosvenor streets to the south, and Queen's Park Crescent to the west, the property represents the successive growth of Ontario Provincial Government through the staged design and construction of buildings, landscapes, and public art from the 1920s through to the present day. A third parcel located on the west side of Queen's Park Crescent does not form part of this recognition.

Cultural Heritage Value or Interest

The Queen's Park Complex (buildings and landscapes) has been identified as a provincial heritage property of provincial significance for its association with the principal themes of modernization and growth of Ontario Provincial Government programs and the civil service and on the merits of its contribution to urban design/ architecture, landscape, and public art in provincial context.

The Whitney Block was the first building to be designed, constructed and owned by the Province as a single use office building for civil servants. Expansion plans to accommodate the growing government services and programs in the 1950s saw the construction of the North and South Frost buildings. The phased construction of the Macdonald Block through the 1960s ultimately consolidated a large number of downtown government offices.

The Whitney Block as a good example of institutional Late Gothic Revival, and the North and South Frost and Macdonald Block buildings on the Queen's Park Complex are prominent examples of modernist architecture within the government's portfolio.

The cultural heritage landscape of the Queen's Park Complex is an urban green space comprised of public open space areas surrounding the buildings, and includes a series of inter-linked pedestrian walkways, landscaped entrance plazas, and public streetscapes (designed by landscape architect Hideo Sasaki). Portions of the Queen's Park Complex landscape are constructed on grade level roof slab (parking garage below) and represent one of Toronto's earliest examples of a rooftop garden (in part replaced by a water-efficient demonstration garden).

Public art installations representative of the time periods associated with the buildings and landscapes are present throughout. The majority of artworks and sculptures, by notable Canadian artists, were obtained through commission or competition for the Macdonald Block.

Character-Defining Elements

The heritage value of the Queen's Park Complex resides in the following character-defining elements:

- the siting in context and views to the Ontario Legislative Building and Queen's Park;
- the form, scale and massing of the buildings:
 - the Late Gothic Revival features of the Whitney Block;
 - the Modernist features of the North Frost and South Frost buildings, and Macdonald Block;
- the designed landscape, including pedestrian pathways, trees and planters, grade level rooftop garden, central courtyard, and water features;
- the artwork and installations;
- the continued accessibility as a public space.

4. Applicable Heritage Recognitions

The Ministry of Economic Development, Employment and Infrastructure recognized the Queen's Park Complex as a Provincial Heritage Property of Provincial Significance in 2005. The heritage value of the property lies both in its built form, specifically the Macdonald Block including Macdonald, Ferguson, Hearst, Hepburn, and Mowat buildings; Frost Building North; Frost Building South, Whitney Block, and the designed cultural landscape and artwork associated with and contained within the property. The Ontario Government Building at 880 Bay Street, captured by the same MEDEI property number (N00364) and parcel boundaries as the Macdonald Block and Frost buildings, holds little heritage value and is not considered as contributing to the heritage value of the larger property.

The Ontario Heritage Foundation erected a plaque at the corner of Grosvenor Street and Queen's Park Crescent in 1994 in commemoration of the Printer's Strike of 1872 which took place at Queen's Park. The plaque makes no reference to the Queen's Park Complex.

The Queen's Park Complex, including 880 Bay Street, is neither listed nor designated by the City of Toronto under Part IV of the Ontario Heritage Act nor is it within a Heritage Conservation District under Part V of the Ontario Heritage Act.

5. Conservation Strategies

The draft strategic conservation strategy for the Queen's Park Complex is based on four principle tenets of maintenance and repair, new work or alteration, reconciling conservation with other public interests, and new development. Each builds on the principle tenants of: a) information is sufficient to fully to understand the impact of proposals; b) identification and understanding of the relative importance of the heritage values to the place, and c) designing long term effects as either benign or to not prejudice future options.

Repair, including adaptation to sustain significant heritage values are acceptable with consideration given that requirements consider both the relative importance and impact of the values affected.

New work or alterations to significant heritage values are acceptable with consideration given that such values are not materially harmed and, where appropriate, are reinforced. New work or alterations may add further layers of potential interest and value, provided that established heritage values are not compromised in the process.

In reconciling conservation with other public interests, proposed changes to significant heritage values are acceptable with consideration given that the changes are demonstrably necessary either to make the place economically sustainable or to meet other public policy objectives in which public benefit or benefit to the place itself decisively outweighs avoidance of impact to heritage value. Preference would be given to achieving the objective by reducing the impact to a minimum consistent with achieving the objective.

Enabling development to secure the future of a significant place is acceptable with consideration given that the enabling development will not materially harm the heritage values of the place or its setting and that the development will secure the long term future of the place, and where applicable, its continued use for a sympathetic purpose.

6. Strategic Government Priorities and Statutory Requirements

The Minister of Economic Development, Employment and Infrastructure's 2014-15 Annual Realty Letter of Direction and Strategic Policy Direction prioritized the direction for MEDEI's realty portfolio through three key strategic priorities, of which one is to right size the portfolio by assessing the Ministry's realty portfolio with the goal of right sizing and rationalizing to best support Provincial Government program needs.

As the result, the Provincial Government is rationalizing its assets and reducing liability costs associated with surplus and non-program use buildings. The Ontario Government Building at 880 Bay Street has been declared surplus and as part of this rationalization process the demolition of the Ontario Government Building at 880 Bay Street is required to reduce liability.

A Category B Ministry of Infrastructure Public Work Class Environmental Assessment was undertaken as part of the due diligence process, of which this Heritage Impact Assessment forms part thereof and provided the means to address and mitigate any effects of the proposed undertaking on the heritage value of the Queens Park Complex as a whole, and the Ontario Government Building at 880 Bay Street in particular.

7. Condition of Property (880 Bay Street building only)

The Ontario Government Building at 880 Bay Street, located on the northwest side of Bay and Grosvenor streets, is a seven storey flat roofed office building clad in bands of brick at each floor separated by bands of ribbon windows. The exterior of the ground floor is Queenston limestone veneer; with a surround extending to the second storey framing the Bay Street entrance. The exterior is without further ornamentation.

The building, constructed and privately owned from 1947-49 to 1963, was purchased by the Provincial Government in 1963 from Essbro Property Limited, renovated by the Department of Public Works in 1970 and again in 1994 by the Ontario Realty Corporation. The building is in fair condition with major repairs needed to repair leaking exterior walls, and minor problems with deteriorating reinforced concrete windowsills.

There are no significant Queen's Park Complex heritage attributes or landscapes associated with the Ontario Government Building at 880 Bay Street.

8. Identification & Analysis of Impacts on the Cultural Heritage Value of the Property

The demolition of the Ontario Government Building at 880 Bay Street will not negatively impact, impair or draw from the importance and function of the heritage value of the Queen's Park Complex based on an assessment of the Statement of Cultural Heritage Value and Description of Heritage Attributes. The Ontario Government Building at 880 Bay Street pre-dates the development of the Queens Park Complex, is of limited heritage value, and is located outside of the Queens Park Complex cultural heritage landscape.

The building has limited architectural or design value; although an early modern mid-rise building, it is not an outstanding example of its type. More relevant examples of this type are the Continental Can Building at 790 Bay Street and the Scientology Building at 696 Young Street. The architectural historic design integrity has been compromised by the replacement of the glazing divisions within the windows that gave the building a very horizontal aspect typical of the International style by a contemporary window system. Any International Style modernism value has been compromised by extensive alterations and by its being overwhelmed by the later Macdonald Block Complex. The interior has been thoroughly renovated.

The building's historical and associative value is limited. It was not designed for use as civil service offices. Its association with Bell Canada and with other private sector tenants is of limited significance. Predating the construction of the complex, the Ontario Government Building at 880 Bay Street has little contextual value or urban design value providing neither a strong spatial nor aesthetic relationship to the Queen's Park Complex.

The location of public art and sculpture (interior and exterior) in the Queen's Park Complex will not be affected.

The work of architect Charles Dolphin is better represented by extant structures in the City of Toronto such as the facade of the Postal Delivery Building (Air Canada Centre), Toronto Transit Commission Office (W.C. McBrien Building) at Davisville Station, and Toronto (Greyhound) Coach Terminal at 610 Bay Street.

A Stage 1 Archeological Assessment was undertaken for a parcel including 880 Bay in August 2009. A review of historic maps and current as well as former land use conditions indicated that the 880 Bay Street parcel once contained the mid-19th century Elmsley Villa and the subsequent Central Presbyterian Church which stood on the property until the 1920s. The current building at 880 Bay Street covers all of the area once covered by these two structures and its construction would have involved extensive and deep underground impacts leaving no potential for the discovery of intact archaeological resources. As such, the 880 Bay Street parcel was considered free of archaeological concern and no further archaeological work was recommended.

The parcel on which the Ontario Government Building at 880 Bay Street is located does not form part of the cultural heritage landscape associated with the Queen's Park Complex. The heritage attributes of the buildings and landscape of the adjacent Queen's Park Complex will not be compromised by the proposed

demolition, nor will traditional views and circulation routes associated with the designed landscape of the Queen's Park Complex.

9. Consideration of Alternative Options

A *Preliminary Master Plan Study and Design Concepts* report in 2009 for 880 Bay Street considered and recommended the demolition of the Ontario Government Building at 880 Bay Street in order to provide the Provincial Government with the opportunity to potentially redevelop the parcel to better accommodate and consolidate public service office space as per Provincial initiatives and direction.

The impacts associated with the demolition of the Ontario Government Building at 880 Bay Street include the opportunity for future potential development of Provincial Government office development for this parcel (880 Bay Street demolition and subsequent redevelopment option approved by the City of Toronto), the elimination of a structure at risk due to its vacancy, the reduction of a provincial liability, and the elimination of the costs associated with routine maintenance and capital repair costs.

10. Public or Community Engagement

Ministry of Infrastructure Public Work Class Environmental Assessment

A Category B Ministry of Infrastructure Public Work Class Environmental Assessment was undertaken as part of the due diligence process, of which this Heritage Impact Assessment forms part thereof and provides the means to address and mitigate any effects of the proposed undertaking on the heritage value of the Queens Park Complex as a whole, and the Ontario Government Building at 880 Bay Street in particular. The Category B process allows for a 30 day posting period during which time public input is invited; the posting period ended on April 2, 2015 and no comments were received. The Category B Ministry of Infrastructure Public Work Class Environmental Assessment for the proposed demolition of the Ontario Government Building at 880 Bay Street is therefore completed and a Notice of Completion has been sent to all stakeholders.

Consultation with the City of Toronto and key stakeholders

On December 23, 2009, the Provincial Government made an application to the City of Toronto to amend Zoning By-law 438-86 to permit redevelopment of approximately 0.85 hectares (2.1 acres) of land (northwest corner of Bay Street and Grosvenor Street), including the 880 Bay Street parcel. This application was circulated to all appropriate agencies and City divisions and was approved by the Director, Community Planning, Toronto and East York District on June 2, 2010, recommending that City Council authorize the Chief Building Official to, among other items, issue a demolition permit for 880 Bay Street. Zoning By-law 438-86 has been amended through By-law No. 1046-2010 and enacted by City of Toronto Council on August 27, 2010, thereby approving the demolition of 880 Bay Street.

The Ontario Government Building at 880 Bay Street has not been recognized as a heritage property by the City of Toronto. City of Toronto's Heritage Preservation Services comment in 2009 regarding the heritage value of the parcel was restricted to a recommendation for Stage 1 archaeological assessment, which was completed by Infrastructure Ontario resulting in a recommendation of no archaeological potential for the 880 Bay Street parcel. No additional comment was received from Heritage Preservation Services as part of the Category B Class EA for demolition in January 2015.

Dialogue with MTCS staff

MTCS staff was engaged in early 2014 with respect to the proposed demolition of the Ontario Government Building at 880 Bay Street, City of Toronto. In the absence of a MTCS approved Strategic Conservation Plan for the property, MTCS and IO staff discussed the requirement for a Heritage Impact Assessment and, following the *Standards & Guidelines for Conservation of Provincial Heritage Properties*, requested that such a document be produced to support the Ministry of Infrastructure Public Work Class Environmental Assessment process for the demolition of the Ontario Government Building at 880 Bay

Street. In addition, IO and MTCS collaborated to update the Statement of Cultural Heritage Value for the Queen's Park Complex in January-February 2015.

11. Approvals and Permits (Summary)

The City of Toronto City Council authorized the Chief Building Official to, among other items, issue a demolition permit for 880 Bay Street in 2010. Zoning By-law 438-86 has been amended through By-law No. 1046-2010 and enacted by City of Toronto Council on August 27, 2010, thereby approving the demolition of 880 Bay Street.

12. Conclusion and Recommendations

The proposed demolition of the Ontario Government Building at 880 Bay Street will:

- have no adverse impact to the Queen's Park Complex;
- result in significant reduction in liabilities to the government by removing a vacant surplus building;
- support the government's potential redevelopment plan initiative for approximately 0.85 hectares (2.1 acres) of land (northwest corner of Bay Street and Grosvenor Street), including the 880 Bay Street parcel.

This report's recommendation is that the demolition the Ontario Government Building at 880 Bay Street would not represent a loss of a significant heritage resource and supports the demolition of the Ontario Government Building at 880 Bay Street, City of Toronto on the subject property.

APPENDICES

References

Annual Building Inspection Report B10607 880 Bay Street, Toronto. CBRE, August 2011.

City of Toronto Rezoning Application Staff Report Ref No. 10 111610 STE 27 OZ June 2010

DRAFT Conservation Plan Macdonald Block Complex N00364 Queen's Park, Toronto, Ontario. Commonwealth Historic Resource Management, September 2008.

Cultural Heritage Significance Study Queen's Park Complex, Toronto. Commonwealth Historic Resource Management, January 2005

Phase I and II Environmental Site Assessments for 880 Bay Street, Toronto, Ontario. Angus Environmental Limited. December 1994.

Preliminary Master Plan Study and Design Concepts: 880 Bay Street. WZMH, MMM Group, October 2009

Queen's Park Complex Cultural Landscape Heritage Significance Study. Hough Woodland Naylor Dance Leinster, ERA Architects Inc. April 2002.

Stage 1 Archaeological Assessment 880 Bay Street and 60 Grosvenor Street, City of Toronto. Timmins Martelle Heritage Consultants, August, 2009

Project Personnel

Frank Dieterman, Manager Heritage Projects, Infrastructure Ontario.
(Reviewed by MEDEI Policy staff)

Digital Imagery

See following pages for imagery supporting this Heritage Impact Assessment report.

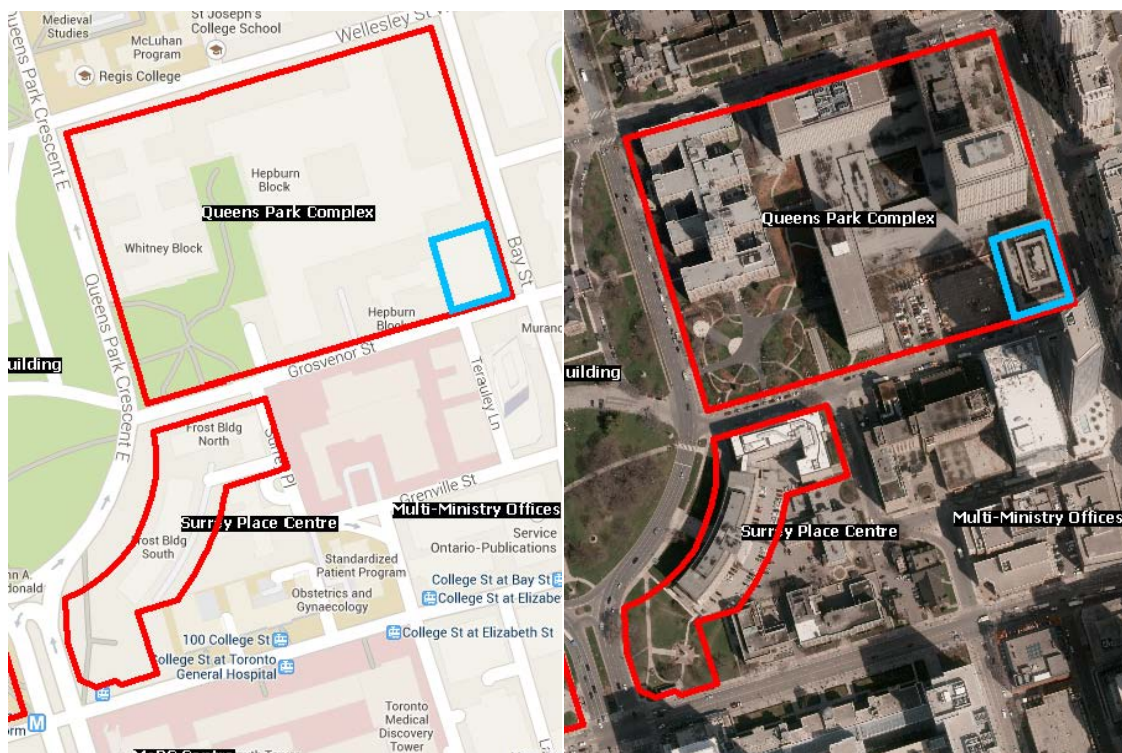


Figure 1:
Above left: map view of Queens Park Complex property (red outline) and 880 Bay Street (blue outline).
Above right: aerial view of Queens Park Complex property (red outline) and 880 Bay Street (blue outline)

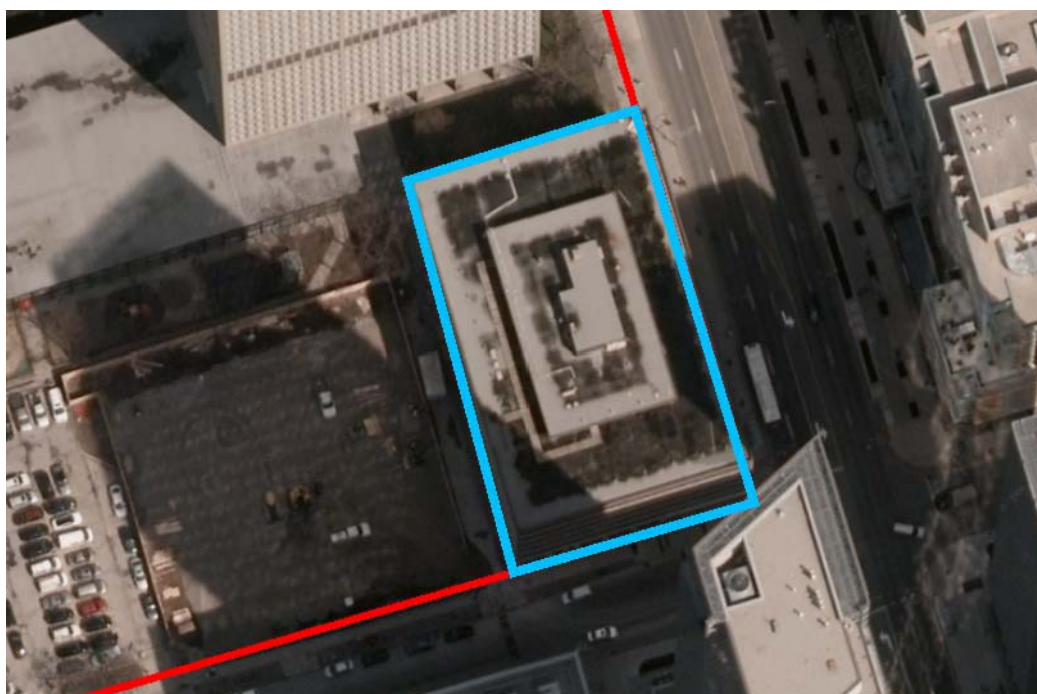


Figure 2. Detailed aerial view of 880 Bay Street (blue outline)

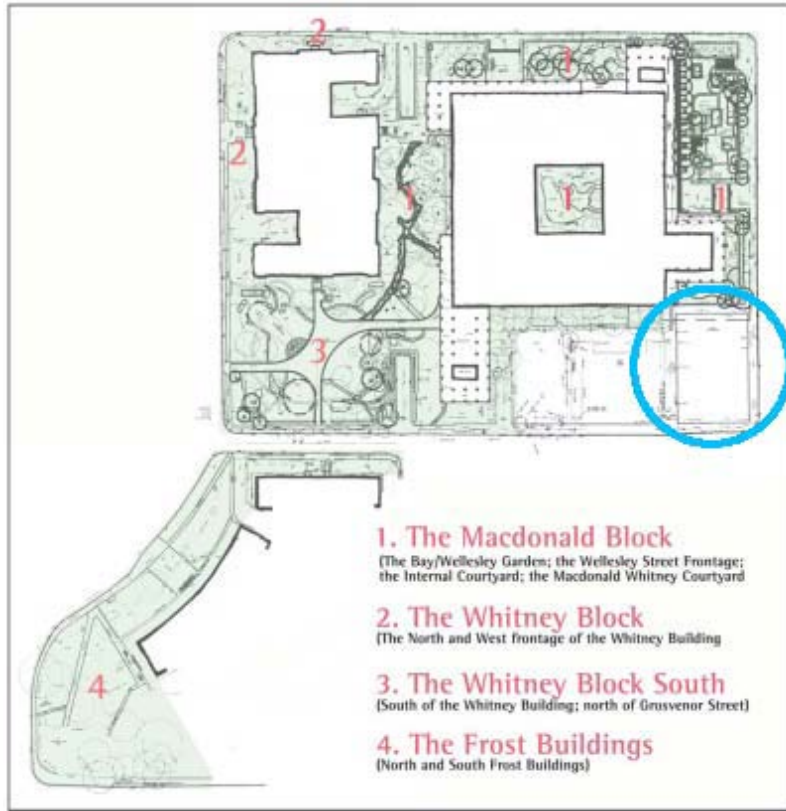


Figure 3. Queen's Park Complex cultural landscape; note 880 Bay Street (blue oval) does not contribute to the cultural landscape (*Queen's Park Complex Cultural Landscape Heritage Significance Study*).

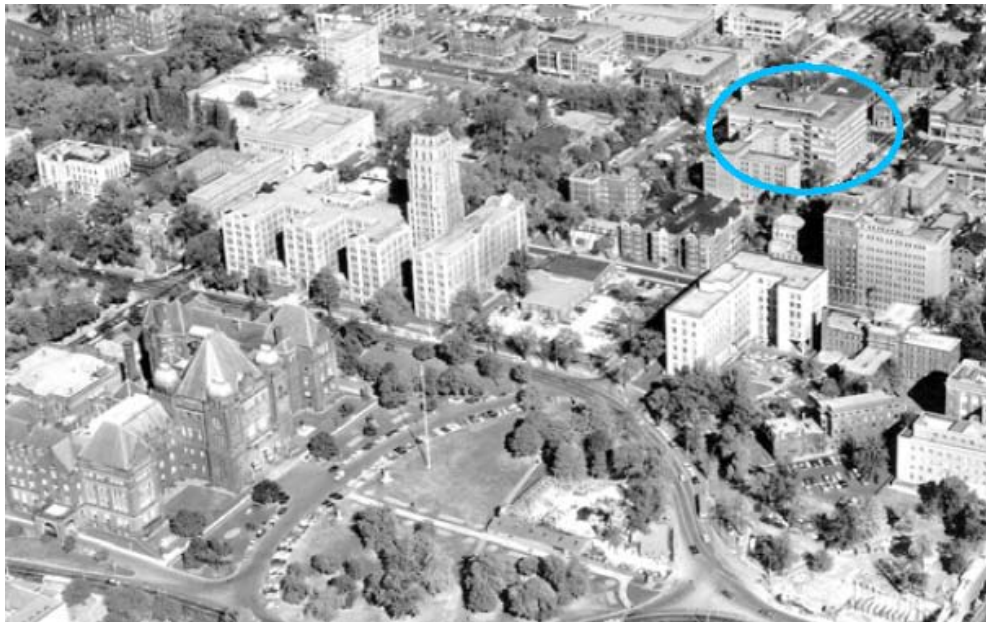


Figure 4. Aerial view from 1961 with Legislature and Whitney Block in foreground; 880 Bay indicated by blue oval; note that Queen's Park Complex and South Frost have yet to be built (*Archives of Ontario*).



Figure 5. Looking east to 880 Bay Street during construction of Burton Hall December 1953; note original windows/curtain walls (now replaced) (*Women's College Hospital Archives*).



Figure 6. Current view: 880 Bay Street from Grosvenor Street looking northeast (*Cultural Heritage Significance Study Queen's Park Complex, Toronto*).



Figure 7. Current view: 880 Bay Street from Bay Street looking west (*IO Annual Building Inspection Report*).



Figure 8. In support of zoning by-law change request; high level schematic of potential new development on 880 Bay parcel (*Preliminary Master Plan Study and Design Concepts: 880 Bay Street*)



Figure 9. Comparative International Style example: 10 St. Mary Street (1957, Mathers and Haldenby). Designated City of Toronto (*Internet*).



Figure 10. Comparative International Style example: Continental Can Building (1959; Peter Dickinson), 790 Bay Street. Listed by the City of Toronto (*Internet*).



Figure 11. Comparative International Style example: Scientology Building (mid 20th C.; Peter Dickinson). 696 Young Street (*Internet*).



Figure 12. Comparative International Style example: Mechanical Engineering Building, University of Toronto (1948; Allward and Gouinlock), 5 King's College Circle (*Internet*).



Figure 13. Architect Charles Dolphin example: Toronto (Greyhound) Coach Terminal (1931), 610 Bay Street. Designated by City of Toronto (*Internet*).



Figure 14. Architect Charles Dolphin example: Postal Delivery Building (1941; now Air Canada Centre), 40 Bay Street. Designated by City of Toronto (*Internet*).



Figure 15. Architect Charles Dolphin example: Toronto Transit Commission Office (1958; W.C. McBrien Building), 1900 Yonge Street (*Internet*).

**Minister's Consent under the Standards and Guidelines for
Conservation of Provincial Heritage Properties (Section F.5)**

Heritage Impact Assessment

South of Lakeshore/Parking Lots

- 1. Guest Service Pavilion**
- 2. West Entrance storage shed (Atlantis)**

East Island

- 3. Utility Warehouses**
- 4. Various waterslides and mechanical pump-rooms**
- 5. Lakeside open-air Bar**
- 6. "Voodoo Lounge" / Food Outlets**
- 7. Market Square Gift Shop**
- 8. Baskin Robbins Pavilion**

West Island

- 9. Ontario Place (OP) Driving School**
- 10. "Go Zone" shade canopy**

Ontario Place

955 Lakeshore Boulevard West, Toronto

Report Date: June 16, 2015

Report Author: Ontario Place Corporation, Infrastructure Ontario

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Executive Summary

On February 1, 2012 the Government of Ontario announced that the transformation of Ontario Place into an innovative provincial landmark will commence that year. The transformation required the partial closure of the site. Ontario Place Corporation (OPC) developed its 2013-2015 Strategic Directions following the government announcement and identified these directions in the 2013 OPC Business Plan. The MTCS Minister approved the business plan in 2013 and advised that OPC should support OPC Revitalization in his 2012-2014 annual letters of expectation for Ontario Place Corporation.

To advance their Strategic Directions, the Board of Directors for Ontario Place Corporation approved the decommissioning of ten structures and approved their removal at meetings in 2012, 2013, and 2015. The ten structures which are the subject of this report are located in three distinct zones; two structures are located on the lands south of Lakeshore Boulevard adjacent to the parking lots, six structures are located on the East Island, and two structures are located on the West Island.

The Ministry of Tourism, Culture and Sport (MTCS) recognized Ontario Place as a cultural heritage landscape of provincial significance in 2013. The heritage value of the property lies both in its built form and the designed cultural landscape associated with and contained within the property.

The ten structures do not hold provincial heritage value and do not contribute to the provincial heritage value of Ontario Place, however, OPC recognizes that the ten structures are part of a property identified as a cultural heritage landscape of provincial significance and in doing so, must take into consideration MTCS *Standards and Guidelines for Conservation of Provincial Heritage Properties*.

The demolition and removal of the ten structures is required in order to prepare for long-term revitalization of the property, accommodate new interim uses of the property, create new areas for revenue generation for the corporation, eliminate health and safety risks and improve operating efficiencies for OPC.

The removal of the ten structures will not negatively impact, impair or draw from the provincial heritage value of Ontario Place based on an assessment of the 2013 MTCS Statement of Cultural Heritage Value. OPC and MTCS will ensure that the any redevelopment of the site will complement and respect the provincial heritage value of the site when considering potential redevelopment designs and options.

To comply with the requirements outlined in Section F.5 of the *Standards & Guidelines for Conservation of Provincial Heritage Properties*, Ontario Place Corporation is seeking consent from the Minister of Tourism, Culture and Sport to demolish the identified ten structures on the subject property.

The Minister of Culture Tourism and Sport's consent decision is expected within the 60 working day period as specified by the Ministry of Tourism, Culture and Sport as the period under which consent applications requests are reviewed, processed, and notification given to the applicant.

1. Description of Provincial Heritage Property (PHP)

Ontario Place, located at 955 Lakeshore Boulevard West in the City of Toronto, opened on May 22, 1971, was conceived and developed by the Government of Ontario as a unique exhibition and recreational venue to celebrate the province's past successes, rich resources, and future prospects. Ontario Place was intended to serve as a catalyst for waterfront development by proving the feasibility of creating new islands and by establishing a definable "place" on the waterfront.

Ontario Place was evaluated for heritage value in 2013 (landscape, built form, archaeology, and artwork) and has subsequently been identified as a cultural heritage landscape of provincial significance under the Ministry of Tourism, Culture and Sport's *Standards & Guidelines for Conservation of Provincial Heritage Properties*. Ontario Place is identified as a rare surviving example of a designed cultural heritage landscape within the international modernist movement of the late twentieth century, creating a uniquely integrated environment for entertainment, education and recreation.

The property's legal address is: Firstly: Part of PIN 21417-0001(LT), being part of the bed of Lake Ontario in front of the Ordnance Reserve and Lot 31, Broken Front Concession, Geographic Township of York, now in the City of Toronto, designated as Part 1 on Reference Plan 66R-13434, save and except Parts 1, 2, 3, 4, 5 and 6 on Reference Plan 66R-16805. Secondly: PIN 21418-0099(LT), being part of the water lot in front of the Ordnance Reserve, Geographic Township of York, now in the City of Toronto, designated as Part 1 on Reference Plan 64R-1786 and Part 1 on Reference Plan 63R-2034. Thirdly: Part of PIN 21417-0001(LT), being part of the bed of Lake Ontario in front of the Ordnance Reserve, Geographic Township of York, now in the City of Toronto, designated as Parts 1, 2, 3, 4, 5 and 6 on Reference Plan 66R-16805.

Title for those parcels on which the proposed demolitions are to occur are PIN 21418-0099 owned by Ontario Place Corporation and PIN 21417-0001 owned by Ontario Place Corporation

The 2013 MTCS Statement of Cultural Heritage Value for Ontario Place defined the core area of the heritage place as: "... the iconic Cinesphere and Pavilion, as well as the crystalline forms of three village clusters set within the prominent naturalized landscape, canals, lagoons and a centrally-located marina ... embodies the modernist design vision of interconnected geometries ... [and represents] the innovative and iconic elements of the site as reflected in the structures, the integration of the architecture with the landscape and the water features" (see also 'Map of Heritage Place' in the 2013 MTCS approved Statement), and are not contributing heritage components to the heritage value of Ontario Place.

The ten structures which are the subject of this report are located in three distinct zones; two structures are located on the lands south of Lakeshore Boulevard adjacent to the parking lots, six structures are located on the East Island, and two structures are located on the West Island. None of these structures are associated with heritage elements defined by or heritage attributes associated with core area of the defined heritage place.

2. Outline of Proposed Activity

To comply with the requirements outlined in Section F.5 of the *Standards & Guidelines for Conservation of Provincial Heritage Properties*, Ontario Place Corporation is seeking consent from the Minister of Tourism, Culture and Sport to demolish ten structures on the subject property.

3. Statement of Cultural Heritage Value (SCHV) and Description of Heritage Attributes

The following Statement of Cultural Heritage Value for Ontario Place was approved by MTCS (November 29, 2013):

3a. Statement of Cultural Heritage Value

Description of the property

Ontario Place is located off the shore of Lake Ontario on Toronto's western waterfront. The 63 hectare land and water lot property (28 hectares land, 35 hectares water) is located directly south of Exhibition Place. The site consists of two artificially-made islands linked to the waterfront via a network of structures (entry plazas, pedestrian bridges and pathways) and the public entry gates from the waterfront trail. The core area features the iconic Cinesphere and Pavilion, as well as the crystalline forms of three village clusters set within the prominent naturalized landscape, canals, lagoons and a centrally-located marina. The property boundary extends 330 metres west and 25 metres east from the edges of the islands into Lake Ontario, north to Lake Shore Boulevard and south to the end of the marina breakwater.

Ontario Place was listed in 1994 by the International Committee for Documentation and Conservation of Buildings of the Modern Movement (DOCOMOMO International) on its inventory of significant international works of the Modern Movement.

Vision statement

Ontario Place, opened in 1971, was conceived by former Premier, the Honourable John Robarts, as a showplace for the province's identity, culture and economic growth. Ontario Place was designed as an inclusive public entertainment, educational and recreational space and programmed to reflect the province's people, culture and geography, as well as a vision for the province's future. Ontario Place featured innovative new landforms and structures built on Toronto's waterfront, reshaping the relationship between the urban landscape and Lake Ontario. Ontario Place, a cultural heritage landscape, remains a rare and intact Modernist expression of integrated architecture, engineering and landscape that honours and incorporates the natural setting of Lake Ontario. It was a remarkable and ambitious achievement of late twentieth century architecture, and holds an enduring influence in Toronto, the province and internationally.

Heritage Value

Ontario Place is a cultural heritage landscape of provincial significance.

Contextual and historical value

Ontario Place, a significant provincial public works project of the Canadian Centennial era, reflects a time of prosperity and social development in Ontario which began after the Second World War. The development occurred at a time of dynamic economic expansion and urbanization, of optimism and confidence, of new intellectual and cultural life within the province.

Ontario Place is a response to the success of the temporary Ontario Pavilion at Expo' 67 in Montreal, as well as a reflection of the provincial government's commitment to investing in cultural identity through public entertainment and educational facilities and public agencies including but not limited to the Ontario Science Centre and Fort William Historical Park.

The site in its entirety — integrating innovative approaches to planning, landscape, architecture, engineering and educational programming — represents a bold visionary statement of its time realized at a scale and quality that earned international recognition and admiration. Ontario Place has strong associations with the politicians and civil servants who shaped the idea and provided the resources, and with the designers who translated those ideas into reality. Associations are held with former Premier, the Honourable John Robarts, and provincial civil servant Jim Ramsay, Royal Architectural Institute of Canada gold medalist architect Eberhard Zeidler, landscape architect Michael Hough and play structure architect and pioneer Eric McMillan.

As an entertainment, educational and recreational centre serving the entire province, Ontario Place has attracted millions of visitors since its opening in 1971 and has remained a familiar and iconic landmark for many Ontarians and visitors. The site was intended as a place for a diverse and multi-generational audience experience.

Design value

Ontario Place is a rare surviving example of a designed cultural heritage landscape within the international modernist movement of the late twentieth century. The site created a uniquely integrated environment for entertainment, education and recreation.

The core area of Ontario Place (see map) remains relatively intact and embodies the modernist design vision of interconnected geometries. This is demonstrated in the megastructure forms of both the Cinesphere and pods with their interconnecting walkways, as well as the more modest crystalline modular forms of the three village clusters, designed as gathering places for visitors. These structures are set against an ecological landscape of naturalized landforms, a range of water features, including canals, lagoons and a marina, offering various intimate and compelling views within its designed space.

This particular combination of elements constitutes one of the most important expressions of late twentieth century modernism in the history of the province — the naturalized landforms, on the cutting edge of new ecological design interests; the Cinesphere with its triodetic dome and pioneering IMAX technology; the Pavilion, comprised of five interconnected pods with their tensile structural arrangement; the Forum and the Children's Village play area with their new forms of public engagement (both no longer in existence); and the overall programming designed to change the public perception of Toronto's waterfront.

3b. Description of the property's heritage attributes

The description of Ontario Place heritage attributes was written as part of the Statement of Cultural Heritage Value (November 29, 2013):

Heritage Attributes

There exist a number of contextual and design attributes on the site that individually and collectively contribute to the provincial cultural heritage value of Ontario Place. The historical values are woven throughout the site and landscape, and expressed in the attributes described below.

Contextual attributes

The following attributes are expressed throughout the site, and continue to represent the original ideas behind the creation of Ontario Place:

- *Bold redefinition of the relationship between city and lake, with an integrated approach to architecture, engineering, landscape and waterscape.*
- *Innovative integration of design and programming – the landforms, structures and plazas that reflect the vision of Ontario Place as a centre for recreation, education, entertainment and public gathering.*
- *A public works project dedicated to the people of Ontario as commemorated in a plaque at the main entrance.*
- *A geometric and technologically innovative series of interconnected structures, including buildings, bridges and pods set against the naturalized surroundings of mature trees and native plant species.*
- *The shaping of the landforms to create an integrated series of lagoons and canals, as well as naturalized shorelines open to the larger expanse of Lake Ontario, creating both close-range and distant relationships between land and water.*
- *Pathways with constructed views into and out of the site, to and from the urban landscape to the north and to the open expanse of Lake Ontario.*
- *The views within the core area, as part of the various pathways for movement on land, on water and within the megastructure components.*

Design attributes

The following attributes are located in the core area of Ontario Place and represent the innovative and iconic elements of the site as reflected in the structures, the integration of the architecture with the landscape and the water features:

- *The highly geometric architecture of the Pavilion, the Cinesphere and the connecting walkways and bridges, composed of glass and steel detailing (such as columns, beams, braces) in modern architectural style.*
- *The triodetic structural system of the Cinesphere with its iconic spherical shape and screen design to host the innovative IMAX projection system.*
- *The Pavilion, with its five mast-hung pods, each projecting up out of the open water and connected by long-span suspended walkways.*
- *The flexible interiors and usable roof spaces of the five pods.*
- *The public gathering spaces connected to the three village clusters, with their modernist crystalline modular forms.*
- *The varying scale of the complementary built structures — from the prominent Cinesphere to the more modest village clusters.*
- *A public entrance with a connection to two west bridges and the presence of Ontario Place branding/wayfinding signage.*
- *Designed localized microclimates, using landscaping, trees and indigenous plant materials.*
- *The walkways, trails, lagoons and the two west bridges (linking to the west island and the Pavilion) that connect discrete activity areas throughout the site and encourage a pedestrian experience.*
- *The design of the breakwaters, fashioned from sunken lake ships.*
- *The water features— the marina, the pavilion bay, the inner channel — that help shape entirely new landforms, and that provide a setting for the movement of small watercraft.*

4. Applicable Heritage Recognitions

The Ministry of Tourism, Culture and Sport recognized Ontario Place as a cultural heritage landscape of provincial significance in 2013. The heritage value of the property lies both in its built form and the designed cultural landscape associated with and contained within the property.

Ontario Place was listed in 1994 by the International Committee for Documentation and Conservation of Buildings of the Modern Movement (DOCOMOMO International) on its inventory of significant international works of the Modern Movement. In addition, three outdoor sculptures on Ontario Place grounds are part of the Government of Ontario Art Collection.

Ontario Place is neither listed nor designated by the City of Toronto under Part IV of the Ontario Heritage Act nor is it within a Heritage Conservation District under Part V of the Ontario Heritage Act.

5. Conservation Strategies

A Strategic Conservation Plan for Ontario Place has not yet been developed for a revitalized Ontario Place. In the absence of a Strategic Conservation Plan for the property, *the Standards and Guidelines for the Conservation of Provincial Heritage Properties* developed by the Ministry of Tourism Culture and Sport are applicable.

This Heritage Impact Assessment is based on the principle tenants of sufficient information to fully to understand the impact of the proposed undertaking and the identification and understanding of the relative importance of the heritage values to the place with respect to the effects of the proposed undertaking, and to reduce any potential impacts to a minimum by assessing that the proposed undertaking will not materially harm the heritage values of the place or its setting.

6. Strategic Government Priorities and Statutory Requirements

On February 1, 2012 the Government of Ontario announced that the transformation of Ontario Place into a renewed provincial landmark will commence that year. The transformation required the partial closure of the site. Regular operations for the following were closed in 2012, pending revitalization: the Ontario Place grounds, Cinesphere, water park, rides, attractions and restaurants (the marina, Molson Canadian Amphitheatre and Echo Beach, Atlantis Pavilion continue to operate and the Ontario Place parking lots are open and available for lot rentals and parking during concerts and events).

Ontario Place Corporation developed its 2013-2015 Strategic Directions following the government announcement and identified these directions in their 2013 Business Plan. The Minister's direction to OPC Board Chair approved the business plan in his letter of August 6 2013; further the Minister advised that OPC should support OPC Revitalization in his letters of expectation for Ontario Place Corporation dated June 29, 2012, August 6 2013 and September 20, 2014.

The Government announced its Vision for a Revitalized Ontario Place on July 31, 2014.

The province is moving forward with its long-term vision to revitalize Ontario Place into a vibrant waterfront destination. The government's plan does not include residential development of any kind on a space that should remain public. The revitalized Ontario Place will offer the public access to a spectacular part of Toronto and a mix of outdoor and indoor features, including:

- Greater public recreational space -- a collection of green spaces and a blue park for water activities, as well as a waterfront trail.
- A celebration common -- an area for cultural activities, festivals and community events.
- Live music legacy -- expansion of live music options that will include continuing performances at the Molson Canadian Amphitheatre, as well as exploring options to bring live music acts to the site year-round.
- A hub for culture, discovery and innovation -- new facilities that have an eye towards the future, focused on learning and research.
- Cinesphere and pods -- will be conserved as an important part of the site's cultural heritage.
- A canal district -- a waterfront promenade lined with stores and restaurants.
- Improved connections -- including a landscaped pedestrian bridge that doubles as a gathering space extending across Lake Shore Boulevard and linking with Exhibition Place.

The province continues to work closely with the City of Toronto to realize the shared potential of Ontario Place and Exhibition Place.

Revitalizing Ontario Place is part of the government's economic plan to invest in people, build modern infrastructure and support a dynamic business climate.

The announced government vision for Ontario Place does not consider retaining the ten structures in a revitalized Ontario Place.

The rationale for the demotion of the ten structures not only supports the future revitalization of Ontario Place, but it assists the short-term utilization of the property and increases the potential for interim uses of the property.

7. Condition of Property (10 structures to be demolished only)

The ten structures proposed for demolition (see Location Map, attached) have no heritage value nor do they contribute to the property's heritage significance: they do not form part or add value to the interconnected modernist architectural geometries found in the core area of Ontario Place; and they do

not provide support to or are integral components of the surrounding built-form or cultural heritage landscape attributes as described in the MTCS Statement of Cultural Heritage Value for the property:

South of Lakeshore/Parking Lots

1. Guest Service Pavilion
2. West Entrance storage shed (Atlantis)

East Island

3. Utility Warehouses
4. Various waterslides and mechanical pump-rooms
5. Lakeside open-air bar
6. "Voodoo Lounge" / Food Outlets
7. Market Square Gift Shop
8. Baskin Robbins Pavilion

West Island

9. Ontario Place (OP) Driving School
10. "Go Zone" shade canopy

South of Lakeshore/Parking Lots

1. Guest Service Pavilion

The Guest Services Pavilion is a late 1970s/early 1980s structure that is located immediately south of the Lot #2 parking lot and near to the Centre Entrance. Initially used as a gift shop for HMCS Haida then converted into an Ontario Place season pass and guest services location, since the partial closure announcement, it is vacant and has no program use. The 1,000 square foot structure is slab-on-grade with concrete masonry/fibre composite panels and a metal roof, and is in fair condition. Asbestos containing materials may be present in the exterior plaster and fungal spores (mould) were noted to be present in the interior as of 2007. The Board of Directors for Ontario Place Corporation approved the de-commissioning and removal of this structure at their meeting of 2 May, 2012.

2. West Entrance storage shed (Atlantis)

The West Entrance storage shed is a mid to late 1990s structure that is located beside the West Entrance Complex of Ontario Place. This structure was used to store equipment and supplies for the Atlantis Pavilion operations. It is approximately 980 square feet in area and was constructed of untreated plywood and industrial siding. Due to these materials' constant exposure to the elements, the shed is deteriorating and in poor condition. This location is visible to the public. The OPC Board of Directors approved the de-commissioning and removal of this structure at their meeting of 2 May, 2012

East Island

3. Utility Warehouses

The two Utility Warehouses are late 1970s/early 1980s slab on grade pre-fabricated metal utility structures located immediately west of the Administration Building. These structures initially were maintenance offices as well as a tool and parts supply warehouse and in the latter years served as retail storage locations for the gift shops operating on site. As a result of the partial closure of Ontario Place, they are currently vacant and/or minimally used. These locations are 3,750 square feet, are in fair condition but have surpassed their life span for such structures. Fungal spores (mould) were noted to be present in the interior as of 2007. The OPC Board of Directors approved the de-commissioning and removal of these structures at their meeting of 5 March, 2015.

4. Various waterslides and mechanical pump-rooms

The various waterslides (Pink Twister, Purple Pipeline, Rush River and Hydrofuge water attractions) and mechanical pump-rooms appurtenances were installed between the late 1970s and late 2000s. The water slides generally consist of fibreglass tubes set on steel supports set in concrete foundations. The mechanical pump-rooms are generally constructed concrete and concrete block. With the exception of Hydrofuge, the fibreglass tubes are beyond their general material life span. The water slides are not in use and are not accessible to the public. The OPC Board of Directors approved the de-commissioning and removal of these structures at their meeting of 5 March, 2015.

5. *Lakeside open-air bar*

The Lakeside open-air bar is a circa mid to late 1990s structure that is located directly south of the splash park. This is a small structure of about 169 square feet that was used as an outside bar beside the Lakeside Grill restaurant. Since partial closure, it is unused and it is not accessible to the public. It a wood structure with a concrete block foundation, is in fair condition but exposed to the lakeside elements further promoting its deterioration. The OPC Board of Directors approved the de-commissioning and removal of this structure at their meeting of 9 December, 2013.

6. *"Voodoo Lounge" and food outlets*

The "Voodoo Lounge" and food outlets is a circa 1980s structure of concrete and wood construction that is located immediately north of the Miniature Golf attraction. This location was formerly a counter-order restaurant with tiered seating sections in back; in later years the seating section was converted to the licensed "Voodoo Lounge" associated with the Molson Amphitheatre operations while the fast food service outlets remained. This complex is approximately 5,000 square feet in area, in fair to poor condition, currently vacant and not accessible to the public. The OPC Board of Directors approved the de-commissioning and removal of these structures at their meeting of 9 December, 2013.

7. *Market Square Gift Shop*

The Market Square Gift Shop is a circa late 1970s/early 1980s structure approximately 1100 square foot wood with aluminum siding structure located north of the "Voodoo Lounge". Since partial closure, it is vacant, unused and not accessible to the public. The OPC Board of Directors approved the de-commissioning and removal of this structure at their meeting of 2 May, 2012

8. *Baskin Robbins Pavilion*

The Baskin Robbins Pavilion is a circa late 1970s / early 1980s structure which is located immediately opposite the Market Square Gift Shop. The 800 square foot structure is a single storey slab-on-grade concrete block structure with a plaster finish and a wood roof. It has had many different uses in the past and most recently has been an ice cream concession. Since the partial closure announcement, it is vacant, has no program use and is currently not accessible to the public. The OPC Board of Directors approved the de-commissioning and removal of this structure at their meeting of 2 May, 2012

West Island

9. *Ontario Place (OP) Driving School*

The Ontario Place (OP) Driving School structure is circa mid to late 1990s located directly beside POD #2 - Atlantis. It was a children's driving school attraction/ride and specifically was used as a storage / charging area for the electric cars. Since partial closure, this 840 square foot wood with aluminum siding structure is vacant and unused. The OPC Board of Directors approved the de-commissioning and removal of this structure at their meeting of 2 May, 2012

10. *"Go-Zone" shade canopy*

The "Go-Zone" shade canopy is located immediately north of the Waterfall stage, It is a circa 1980's structure added after the de-commissioning of the roller rink in the West Plaza. It is a steel structure with a vinyl shade canopy and is in fair condition. It is not accessible to the public. The OPC Board of Directors approved the de-commissioning and removal of this structure at their meeting of 5 March, 2015.

There are no significant Ontario Place heritage values, attributes or landscapes associated with these ten structures.

8. Identification & Analysis of Impacts on the Cultural Heritage Value of the Property

The demolition of the ten identified structures at Ontario Place will not negatively impact, impair or draw from the importance and function of the heritage value of Ontario Place based on an assessment of the MTCS Statement of Cultural Heritage Value and description of heritage attributes. The ten structures are ancillary to the listed heritage attributes – they do not speak to design intent, innovation, architecture, engineering, landscape or waterscape features. The three structures proposed to be demolished which are located within the core heritage place area of Ontario Place (identified as structures 1, 9, and 10 on the attached Plan of Ontario Place) are not in any way related to the innovative and iconic elements of the site. Their removal will have no impact on any of the listed heritage attributes. The remaining structures proposed to be demolished (identified as structures 2 through 9 on the attached Plan of Ontario Place), located outside of the core heritage place area of Ontario Place, likewise do not offer any contribution to Ontario Place heritage value or listed heritage attributes.

The ten structures have little to no architectural or design value; although some may date to the 1970s, the materials are of pedestrian value, they were designed as temporary structures for temporary uses, their maintenance and repair has seen numerous modifications and replacement of any original materials, and they do not offer any interpretation or contextual value to the listed heritage attributes associated with Ontario Place.

The historical and associative value of the ten structures is limited to non-existent. They were not designed for core use facilities nor do they represent original construction. Regardless of their age of construction, they not provide any heritage support function for any of the key structures/buildings on site nor do they lend to interpreting the cultural heritage landscape in any form.

The ten structures proposed to be demolished at Ontario Place have little contextual value or urban design value providing neither a strong spatial nor aesthetic relationship to Ontario Place's heritage value.

The ten structures cannot be reused or rehabilitated due to their age, which is beyond the typical 20 to 40 year life cycle expectancy for structures of such construction and materials, and contaminant issues in some of the structures.

A Stage 1 Archeological Assessment was conducted for Ontario Place in December 2012. The report concluded that the property has been entirely created through infilling of the lake bed. An historic wharf associated with the New Garrison once extended into Lake Ontario past what is now Lakeshore Boulevard was identified as having archaeological potential; however subsequent Stage 2 trenching beneath the eastern parking lot of Ontario Place in December 2013 did not identify any traces of the wharf. The Stage 1 Archeological Assessment indicated that the remaining lands away from the historic wharf footprint were deemed to have low archaeological potential and no further concerns exist. As such, the entire Ontario Place property should be considered free of archaeological concern and no further archaeological work is recommended.

9. Consideration of Alternative Options

The 2011 MTCS *Ontario Place Revitalization Study* noted that future redevelopment of Ontario Place would require demolition and/or renovation to some of the site buildings. Further, this report noted that in order to prepare the site for redevelopment, the consideration should be given to removing 37 buildings on the East Island and 25 buildings on the West Island.

While no specific buildings were noted in this report, the ten proposed structures to be demolished would fit the consideration of removing non-essential/non-contributing buildings with respect to heritage value. The ten structures identified herein are all of fair to poor condition, considered to hold no current or future program use, and their removal is a considered component of the Ontario Place Revitalization process.

The impacts associated with the demolition of the ten structures at Ontario Place include the opportunity for future potential development of the site, the elimination of these structure at risk due to vacancy and condition, the reduction of a provincial liability, and the elimination of the costs associated with routine maintenance and capital repair costs to Ontario Place Corporation.

10. Public or Community Engagement

Dialogue with MTCS staff

MTCS staff was engaged in early 2015 with respect to the proposed demolition of the ten structures at Ontario Place. In the absence of a MTCS approved Strategic Conservation Plan for the property, MTCS and IO staff discussed the requirement for a Heritage Impact Assessment and, following the *Standards & Guidelines for Conservation of Provincial Heritage Properties*, requested that such a document be produced to support the Ministers Consent Application for the demolition of the ten structures.

11. Approvals and Permits (Summary)

OPC is a senior level of government and does not require City permits; however, all regulatory terms and conditions will be met.

12. Conclusion and Recommendations

The proposed demolition of the ten structures at Ontario Place will:

- have no adverse impact to the identified heritage value of Ontario Place;
- result in a reduction in liabilities to OPC and the government by removing vacant surplus buildings; and
- support the government's announced vision and revitalization plan for Ontario Place.

This report's recommendation is that the demolition of the ten structures at Ontario Place would not represent a loss of a significant heritage resource and supports the demolition of these on the subject property.

APPENDICES

References

Ministry of Tourism and Culture-Tourism Agencies Branch: Ontario Place Revitalization Study. Bay Consulting Group/AECOM September 2011

Ontario Place, Cultural Heritage Evaluation Report Draft March 12, 2013. Taylor Hazell Architects.

Ontario Place Corporation: Pre-development Analysis Summary Report. Stantec Consulting Ltd. January 2010.

Stage 1 Archaeological Assessment Ontario Place, 955 Lakeshore Blvd. W. City of Toronto, Ontario. Timmins Martelle Heritage Consultants Inc., December 2012.

Statement of Cultural Heritage Value, Ontario Place November 20th, 2013 Final Ontario Ministry of Tourism, Culture and Sport.

Location Map

Site map of subject property and ten structures to be demolished

Project Personnel

Ericks Eglite, Transition General Manager, Ontario Place Corporation

Frank Dieterman, Manager Heritage Projects, Infrastructure Ontario

Digital Imagery

See Minister's Consent Application for building specific imagery supporting this Heritage Impact Assessment report

DATE

Ministry of Tourism, Culture and Sport

Hearst Block, 9th Floor

900 Bay Street

Toronto, ON M7A 2E1

Attn: Honorable Minister Michael Coteau

Honorable Minister:

Re: Discontinued Heritage Property Grant Program

We are respectfully writing to you today to request the revival of heritage grants for owners of heritage/cultural designated properties. The Georgina Heritage Committee has growing concerns that there are designated buildings in our area continue to deteriorate as some owners are unable to carry the cost of preserving the heritage significant features of their property. The previous grants were an incentive to owners of heritage properties which encouraged them to keep their properties in good repair. We are encountering situations where the owner has had to face a sudden and unexpected financial upset. This often results in the dilapidation of the property and a loss of the significant heritage and culturally relevant features. In some cases the property may be beyond repair. In extreme cases there may be a transfer of ownership and then financial burden of repair becomes a cost born by the municipality.

The Heritage Committee recognizes in response to these types of concerns the Heritage Act provides tools that are meant to assist the municipality, such as tax incentives and a heritage property standards by-law. Georgina Heritage Committee and municipal Council is currently investigating the feasibility of tax incentives and the Committee is considering a Heritage Property Standards by-law. It is however, the Committee's position that more could be done for the owners in need. If our municipality implements a tax incentive it will not be of significant assistance to the owners that are in most desperate need of assistance. A property standards by-law specific to heritage properties may help the municipality in enforcing preservation, however it does not change the circumstances owners are facing and the fact that they are struggling financially to preserve the property.

We thank you for your consideration. We will patiently await your response.

Sincerely,

FOR THE GEORGINA HERITAGE
COMMITTEE FOR THE TOWN OF GEORGINA,

C. Sarah A. Brislin
Committee Services Coordinator

Date

Enter name of Municipality's Heritage Committee

Street, Unit #

City, ON POS TAL

Attn: Municipality Name heritage Committee and Council **Staff liaisons name**

Re: Discontinued Heritage Property Grant Program

We are respectfully writing to you today to request your support. The Georgina Heritage Committee (GHC) has written to the Ministry of Tourism, Culture and Sport and Parks Canada to request that heritage grants be revived. GHC has received concerns related to the discontinuation of the provincial heritage grant programs, which provided some financial support to the owners of designated properties. The concern is that without financial support some owners will either opt to challenge designation or fail to maintain designated properties.

The Committee requests your assistance in lobbying the upper levels of government to revive the Heritage Grant Program. Should your Committee and Council be interested, enclosed you will find our template for letters requesting the upper levels of government revival of the heritage grant programs. Please feel free to amend the template to your liking.

Sincerely,

FOR THE GEORGINA HERITAGE
COMMITTEE FOR THE TOWN OF GEORGINA,

C. Sarah A. Brislin
Committee Services Coordinator

DATE

Ministry of Tourism, Culture and Sport

Hearst Block, 9th Floor

900 Bay Street

Toronto, ON M7A 2E1

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Honorable Minister:

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The Heritage Committee recognizes in response to these types of concerns the Heritage Act provides tools that are meant to assist the municipality, such as tax incentives and a heritage property standards by-law. It is however, the **MUNICIPALITY NAME HERE** Committee's position that more could be done for the owners in need. A tax incentive it will not be of significant assistance to the owners that are most in need of assistance furthermore a property standards by-law specific to heritage properties may help the municipality in enforcing preservation, however it does not change the circumstances owners are facing and the fact that they are struggling financially to preserve the property.

We thank you for your consideration and will patiently await your response.

Sincerely,

FOR THE **MUNICIPALITY NAME HERE** HERITAGE

COMMITTEE FOR THE TOWN OF **MUNICIPALITY NAME HERE**,

Staff member
Position.