

March 18, 1999

ACS1999-PW-PLN-0043
(File: OHD4300/GEORGE 87)

Department of Urban Planning and Public
Works

Ward/Quartier
OT5 - Bruyère-Strathcona

- Local Architectural Conservation
Advisory Committee / Comité consultatif
local sur la conservation de l'architecture
- Planning and Economic Development
Committee / Comité de l'urbanisme et de
l'expansion économique
- City Council / Conseil municipal

Action/Exécution

Heritage Alteration-87 George

Transformation d'un bâtiment dans un district historique-87, rue George

Recommendation

That approval be given to alter the property at 87 George Street in accordance with the plans submitted by J.E. Ironside Consulting Ltd., and Quadrangle Architects Ltd., as received on March 11,1999.

(Note: The approval to alter must not be construed to meet the requirements for the issuance of a Building Permit.)



May 18, 1999 (10:16a)

Edward Robinson
Commissioner of Urban Planning and Public
Works



May 18, 1999 (11:53a)

Approved by
John S. Burke
Chief Administrative Officer

SL:sl

Contact: Stuart Lazear - 244-5300 ext. 1-3855

Local Architectural Conservation Advisory Committee Recommendation - May 18, 1999

▶ "LACAC objects specifically to the scale and the concept of the tower as it affects the Heritage character of the By Ward Market Heritage Conservation District and urges Council to express their objections to Industry Canada."

Yeas: (7) L. Corbin, R. Rodgers, J. Arnold, J. Palmer, T. Lavery, R. Pajot and D. Stubbs

Nays: (1) R. Bellamy

Planning and Economic Development Committee Recommendation - June 8, 1999

- ▶ The Committee recommends that approval be given to alter the property at 87 George Street in accordance with the plans submitted by J.E. Ironside Consulting Ltd., and Quadrangle Architects Ltd., as received on March 11, 1999, with the exception of the steel tower with antenna, and the satellite dishes on the roof, which shall be considered at the Planning and Economic Development Committee meeting of July 27, 1999.

The Local Architectural Conservation Advisory Committee Recommendation of May 18, 1999 shall also be considered at the Planning and Economic Development Committee meeting of July 27, 1999.

City Council Decision - June 16, 1999

The Planning and Economic Development Committee recommendation, as presented, carried.

Financial Comment

N/A.


May 18, 1999 (9:26a)

for Mona Monkman
City Treasurer

BH:cds

Executive Report

Reasons Behind Recommendation

The building at 87 George Street was constructed in 1981 as the Market Mall, an enclosed retail mall. It is proposed to renovate the building in order to accommodate the radio and television broadcast/production studios and offices for the New RO/CFRA and KOOL-FM. As part of this renovation, a broadcast tower, antennae and satellite dishes will be installed on the roof as shown in the building elevations included as Documents 2 and 3 of this report. Whereas the addition of a radio tower and satellite dishes on the roof are significant additions to the skyline within the heritage district, they are required in order to support the broadcast function originating from this building. The design of the transmission tower has been based on the tower used as a logos by the early twentieth-century film company RKO Radio Pictures. Other modifications to this building include enlarging the windows and removing canopies on the George Street elevation.

This application is supported because the proposed changes to the George Street elevation will make this relatively new building more compatible with the streetscape and heritage conservation district as a whole. The proposal is also in general conformance with the Design Intent described in the Streetscape Improvement Guidelines of the By Ward Market Heritage Conservation District Study by Julian Smith and Associates (September, 1990) which states the following:

“The overall design intent is to conserve what remains of the building, landscape and streetscape heritage, and to encourage new development that both recognizes the heritage qualities of the area and embodies good contemporary design.” The complete document is available on file with the City Clerk as described under Document 4.

Consultation

Adjacent property owners and tenants, as well as local community and business associations, were notified by letter of the date of the LACAC meeting and the Planning and Economic Development Committee meeting and were provided with comment forms to be returned to LACAC. This is in accordance with City Council’s public participation policy regarding alterations to designated heritage buildings (PDD/PPP/N&C #9).

The Ward Councillor is aware of this application.

Disposition

Department of Corporate Services, Statutory Services Branch to notify the building owner, (CHUM Ltd. 1331 Yonge Street, Toronto Ontario M4T 1Y1), the agent (J. E. Ironside Consulting Ltd., 2055 Prince of Wales Drive, Nepean Ont. K2E 7A4) and the Ontario Heritage Foundation, of City Council’s consent to alter the property at 87 George Street.

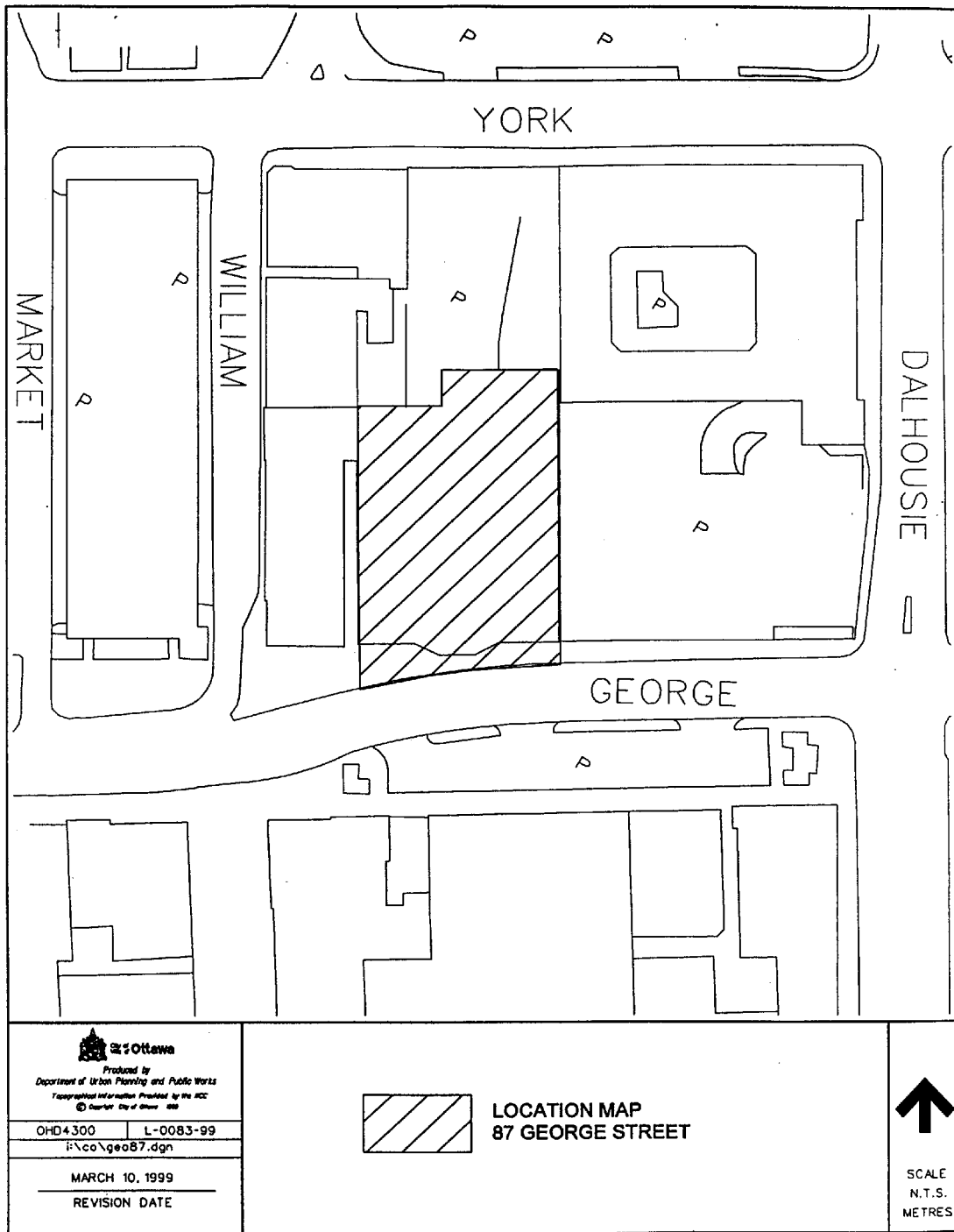
List of Supporting Documentation

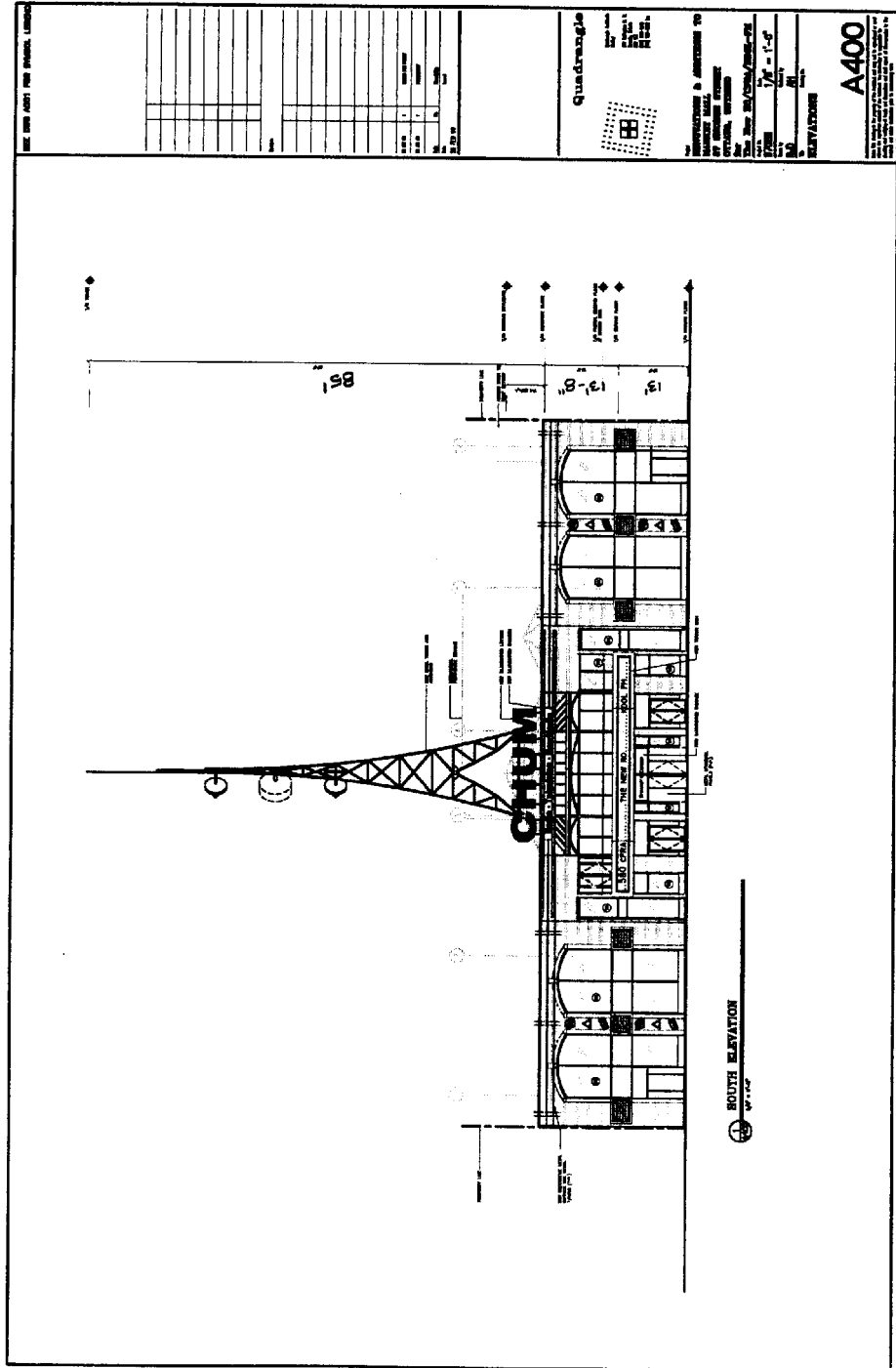
Document 1	Location Map
Document 2	George Street Elevation
Document 3	East Elevation
Document 4	By Ward Market Heritage Conservation District Study by Julian Smith and Associates (Sept. 1990) (On File with the City Clerk.)

PART II-Supporting Documentation

Location Map

Document 1





East Elevation

Document 3

