

Sandra Shaul
Chair, Toronto Preservation Board
c/o Ellen Devlin, Committee Administrator
teycc@toronto.ca

November 14, 2019

Ellen Devlin,
Administrator, Toronto and East York Community Council,
Clerks' Office, City Hall
100 Queen Street West
Toronto, ON M5H 2N2
councilmeeting@toronto.ca

Dear Members of the Toronto and East York Community Council,

Re: Alterations to Heritage Properties, Authority to Enter into a Heritage Easement Agreement and Designation Under Part IV, Section 29, of the Ontario Heritage Act—301 (303), 305 (309, 311), 315 and 319 King Street West

At its meeting of November 12, 2019, the Toronto Preservation Board reviewed the above staff report as item PB 11.2. The Board voted unanimously to adopt Recommendations 2, 3, 4 and 5 of the report, which concern the designation of 305 King Street West. However, after *very* lengthy debate, the Board did not adopt recommendations 1, 6, and 7, which relate to the heritage easement agreement.

The Board strongly supports the designation of 305 King Street West in order to maintain all of what remains of that historic commercial strip and to ensure this building is included as part of whatever conservation plan is applied to the other buildings.

As for not adopting the other recommendations, the Board is concerned the alterations proposed do not comply with the cited City of Toronto Official Plan Heritage Conservation Policy 3.1.5.27 of preserving “whole or substantial portions of buildings,” in such developments. To this point, page six of the staff report, under the section, Revised Proposal, states that [only]: “The primary facades of all the heritage buildings will be retained in situ and conserved.”

The heritage easement agreement also does not comply with the King-Spadina Heritage Conservation District Plan which states: “Additions to contributing commercial properties shall only be permitted when the addition conserves the whole building.” The King-Spadina Heritage Conservation District Plan was approved by City Council, which enacted By-law 1111-2017 on

October 4, 2017 under Part V of the Ontario Heritage Act with an amendment on November 9, 2017 as By-law 1241-2017.

In summary, the Board is concerned that retention of the facades alone will not conserve the heritage of more than a century of commercial activity that has taken place within the walls of the small buildings, today as part of Restaurant Row. While the King Street facades of these buildings will continue to stand in their physical context, *their cultural heritage will be lost.*

Yours sincerely,

Sandra Shaul

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