



# Decision Letter

## Toronto Preservation Board

<b>Meeting No.</b>	25	<b>Contact</b>	Ellen Devlin, Committee Administrator
<b>Meeting Date</b>	Wednesday, June 16, 2021	<b>Phone</b>	416-392-7033
<b>Start Time</b>	9:30 AM	<b>E-mail</b>	hertpb@toronto.ca
<b>Location</b>	Video Conference	<b>Chair</b>	Sandra Shaul

PB25.4	ACTION	Adopted		Ward: 13
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### Alterations to a Heritage Property Designated under Part V of the Ontario Heritage Act - 405 Sherbourne Street

#### Board Decision

The Toronto Preservation Board recommends to the Planning and Housing Committee that:

1. City Council approve the alterations to the heritage property at 405 Sherbourne Street, in accordance with Section 42 of the Ontario Heritage Act, to allow for the construction of a 26-storey mixed use building on the lands known municipally in the year 2021 as 405 Sherbourne Street, with such alterations substantially in accordance with plans and drawings dated April 19, 2021, prepared by SvN Architects + Planners and on file with the Senior Manager, Heritage Planning, Urban Design, City Planning; and the Heritage Impact Assessment (HIA), prepared by ERA Architects Inc., dated March 9, 2021 and on file with the Senior Manager, Heritage Planning, Urban Design, City Planning, subject to the following additional conditions:

a. That prior to final Site Plan Approval for the proposal, for the property located at 405 Sherbourne Street the owner shall:

1. Provide final site plan drawings to the satisfaction of the Senior Manager, Heritage Planning, Urban Design, City Planning.

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

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

b. That prior to the issuance of any permit for all or any part of the property at 405 Sherbourne Street, including a heritage permit or a building permit, but excluding permits for repairs and maintenance and usual and minor works for the existing parking lot as are acceptable to the Senior Manager, Heritage Planning, Urban Design, City Planning, the owner shall:

1. Provide building permit drawings, including a description of materials and finishes, to be prepared by the project architect and a qualified heritage consultant to the satisfaction of the Senior Manager, Heritage Planning, Urban Design, City Planning.

## Decision Advice and Other Information

Kristen Flood, Planner, Heritage Preservation, Urban Design, City Planning gave a presentation on Alterations to a Heritage Property Designated under Part V of the Ontario Heritage Act - 405 Sherbourne Street.

## Origin

(June 1, 2021) Report from the Chief Planner and Executive Director, City Planning

## Summary

This report recommends that City Council approve the alterations proposed for the Part V designated heritage property at 405 Sherbourne Street in connection with a proposed development of the subject property.

The proposal is for a 26-storey mixed-use building that is part of the Housing Now Initiative. The new building will replace an existing surface parking lot. There are no heritage buildings on the site, but there are several heritage buildings adjacent to the site.

The impacts of the proposed development on the Cabbagetown Northwest Heritage Conservation District are appropriately mitigated through the compatible design of the new construction. In addition, the proposal will serve the public interest by providing 267 new rental housing units, of which between 33 - 50 percent will be new affordable rental housing units in accordance with the Housing Now Initiative.

## Background Information

(June 1, 2021) Report and Attachments 1-2 from the Chief Planner and Executive Director, City Planning - Alterations to a Heritage Property Designated under Part V of the Ontario Heritage Act - 405 Sherbourne Street

<http://www.toronto.ca/legdocs/mmis/2021/pb/bgrd/backgroundfile-167410.pdf>

Staff Presentation - Alterations to a Heritage Property Designated under Part V of the Ontario Heritage Act - 405 Sherbourne Street

<http://www.toronto.ca/legdocs/mmis/2021/pb/bgrd/backgroundfile-168138.pdf>

## Speakers

Dan Eylon, ERA Architects Inc.