



Decision Letter

Toronto Preservation Board

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

PB21.3	ACTION	Adopted		Ward: 10
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Alterations to a Designated Heritage Property and Amendment of an Existing Heritage Easement Agreement - 126 John Street

Board Decision

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

1. City Council approve the alterations to the heritage property at 126 John Street in accordance with Section 33 of the Ontario Heritage Act, to allow for alterations, with such alterations substantially in accordance with plans and drawings prepared by Hariri Pontarini Architects and submitted in conjunction with the Heritage Impact Assessment (HIA), dated February 12, 2020, prepared by GBCA Architects, and on file with the Senior Manager, Heritage Planning, Urban Design, City Planning, all subject to and in accordance with a Conservation Plan satisfactory to the Senior Manager, Heritage Planning, Urban Design, City Planning, and subject to the following additional conditions:

a. That the related site-specific Zoning By-law Amendment permitting the proposed alterations has been enacted by City Council and has come into full force and effect in a form and with content acceptable to City Council, as determined by the Chief Planner and Executive Director, City Planning, in consultation with the Senior Manager, Heritage Planning, Urban Design, City Planning.

b. That prior to the introduction of the bills for such Zoning By-law Amendment by City Council, the owner shall:

1. Amend the existing Heritage Easement Agreement for the property at 126 John Street in accordance with the plans and drawings prepared by Hariri Pontarini Architects and submitted in conjunction with the Heritage Impact Assessment (HIA), dated February 12, 2020, prepared by GBCA Architects and on file with the Senior Manager, Heritage Planning, Urban Design, City Planning, and subject to and in accordance with the Conservation Plan required in Recommendation 1.b.2 below, all to the satisfaction of the Senior Manager, Heritage Planning, Urban Design, City Planning, including registration of such amending agreement to the satisfaction of the City Solicitor.

2. Provide a detailed Conservation Plan prepared by a qualified heritage consultant that is substantially in accordance with the conservation strategy set out in the

Heritage Impact Assessment for 126 John Street, prepared by GBCA Architects, dated February 12, 2020, all to the satisfaction of the Senior Manager, Heritage Planning, Urban Design, City Planning.

c. That prior to final Site Plan approval, for the development contemplated for 126 John Street and 259 - 267 Richmond Street West, the owner shall:

1. Provide final site plan drawings substantially in accordance with the approved Conservation Plan required in Recommendation 1.b.2 above to the satisfaction of the Senior Manager, Heritage Planning, Urban Design, City Planning.
2. Have obtained final approval for the necessary Zoning By-law Amendments required for the subject property, such Amendments to have come into full force and effect.
3. Provide a Heritage Lighting Plan that describes how the exterior of the heritage property will be sensitively illuminated to enhance its heritage character to the satisfaction of the Senior Manager, Heritage Planning, Urban Design, City Planning and thereafter shall implement such Plan to the satisfaction of the Senior Manager, Heritage Planning, Urban Design, City Planning.
4. Submit a Signage Plan to the satisfaction of the Senior Manager, Heritage Planning, Urban Design, City Planning.
5. 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.

d. That prior to the issuance of any permit for all or any part of the properties at 126 John Street and 259 - 267 Richmond Street West, including a heritage permit or a building permit, but excluding permits for repairs and maintenance and usual and minor works for the existing heritage building(s) as are acceptable to the Senior Manager, Heritage Planning, Urban Design, City Planning, the owner shall:

1. Have obtained final approval for the necessary Zoning By-law Amendments required for the subject property, such Amendment to have come into full force and effect.
2. Provide building permit drawings, including notes and specifications for the conservation and protective measures keyed to the approved Conservation Plan required in Recommendation 1.b.2 above, 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.
3. Provide a Letter of Credit, including provision for upwards indexing, in a form and amount and from a bank satisfactory to the Senior Manager, Heritage Planning, Urban Design, City Planning to secure all work included in the approved Conservation Plan, and approved Interpretation Plan.
4. Provide full documentation of the existing heritage property at 126 John Street, including two (2) printed sets of archival quality 8" x 10" colour photographs with borders in a glossy or semi-gloss finish and one (1) digital set on a CD in tiff format

and 600 dpi resolution keyed to a location map, elevations and measured drawings, and copies of all original drawings as may be available, to the satisfaction of the Senior Manager, Heritage Planning, Urban Design, City Planning.

e. That prior to the release of the Letter of Credit required in Recommendation 1.d.3 above, the owner shall:

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

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

2. City Council authorize the City Solicitor to amend the existing Heritage Easement Agreement, registered on the title for the heritage property at 126 John Street, Instrument No. CA444325, dated December 17, 1996, and on file with the Senior Manager, Heritage Planning, Urban Design, City Planning, in a form and content satisfactory to the City Solicitor and the Chief Planner and Executive Director.

3. City Council authorize the City Solicitor to introduce any necessary bill in Council to amend the Heritage Easement Agreement for the property at 126 John Street.

Decision Advice and Other Information

Dan Dibartolo, Heritage Senior Planner, Heritage Preservation, Urban Design, City Planning gave a presentation on Alterations to a Designated Heritage Property and Amendment of an Existing Heritage Easement Agreement - 126 John Street.

Origin

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

Summary

This report recommends that City Council endorse the conservation strategy generally described for the heritage property at 126 John Street and give authority to amend the existing Heritage Easement Agreement (HEA) with the property owner. The property at 126 John Street includes two abutting heritage facades at the west side of John Street which are designated under Part IV of the Ontario Heritage Act and are subject to an existing Heritage Easement Agreement.

The applicant is proposing to remove the built structures at the development site (RioCan Hall) which are not associated with the heritage facades at 126 John Street and replace them with a new mixed use multi-storey development. The development will continue to integrate the building facades associated with the Turnbull Elevator Manufacturing Company at 126 John Street. The project will rehabilitate the facades so that the perceptual authenticity of the facades are improved as viewed from the public realm. City Council's approval of the proposed alterations to the heritage property and authority to amend the existing Heritage Easement Agreement are required under the Ontario Heritage Act.

Background Information

(January 25, 2021) Report and Attachments 1 - 4 from the Senior Manager, Heritage Planning, Urban Design, City Planning - Alterations to a Designated Heritage Property and Amendment of an Existing Heritage Easement Agreement - 126 John Street

<http://www.toronto.ca/legdocs/mmis/2021/pb/bgrd/backgroundfile-163020.pdf>

(February 16, 2021) Presentation on Alterations to a Designated Heritage Property and Amendment of an Existing Heritage Easement Agreement - 126 John Street

<http://www.toronto.ca/legdocs/mmis/2021/pb/bgrd/backgroundfile-164232.pdf>

Communications

(February 15, 2021) Letter from Emad Ghattas, GBCA Architects (PB.Supp)

<http://www.toronto.ca/legdocs/mmis/2021/pb/comm/communicationfile-127821.pdf>

Speakers

Emad Ghattas, GBCA Architects