

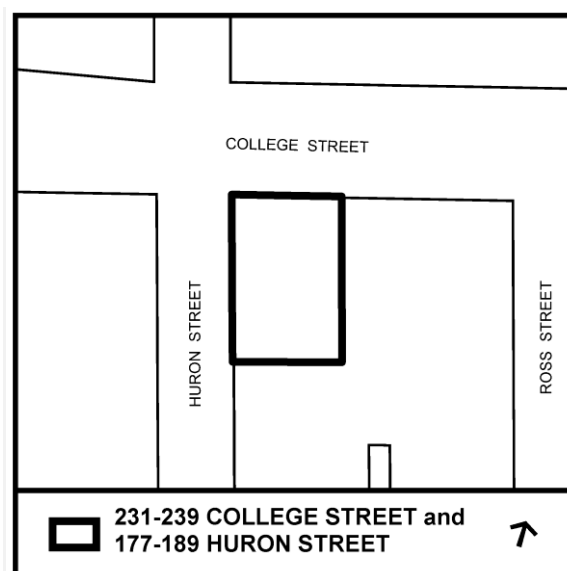
**231-237 College Street, and 177-189 Huron Street -
Official Plan and Zoning Amendment & Rental
Demolition Under Municipal Code 667 Applications**

Date:	August 19, 2014
To:	City Council
From:	Chief Planner and Executive Director, City Planning Division
Wards:	Ward 20 – Trinity-Spadina
Reference Number:	P:\2014\Cluster B\PLN\City Council\CC14137 (13 142125 STE 20 OZ)

SUMMARY

At its meeting of August 12, 2014, Toronto and East York Community Council considered a Rezoning application at 231-237 College Street and 177-189 Huron Street and requested the Chief Planner and Executive Director, City Planning Division to report directly to City Council for its meeting on August 25, 2014, with respect to the requirement that the owner incorporate elements of the north and west façades, as much as possible, of the existing building at 231-237 College Street into the design of the development, to the satisfaction of the Chief Planner and Executive Director, City Planning Division.

This report provides information on that request.



RECOMMENDATIONS

The City Planning Division recommends that:

1. City Council receive this report for information.

Financial Impact

The recommendations in this report have no financial impact.

DECISION HISTORY

At its meeting of August 12, 2014, Toronto and East York Community Council requested the Chief Planner and Executive Director, City Planning Division to report directly to City Council for its meeting on August 25, 2014, with respect to the requirement that the owner incorporate elements of the north and west façades, as much as possible, of the existing building at 231-237 College Street into the design of the development, to the satisfaction of the Chief Planner and Executive Director, City Planning Division.

COMMENTS

At its meeting of June 18, 2013, Toronto and East York Community Council deferred consideration of the Preliminary Report – 231-237 College Street and 177-189 Huron Street- Official Plan and Zoning Amendments until its next meeting on September 10, 2013, with a request that Heritage Preservation Services prepare a report to the Toronto Preservation Board on heritage potential for the properties. A Heritage Evaluation report was prepared and was before Community Council on October 17, 2013. The report recommended designation of the buildings. Heritage Preservation Services staff evaluated the buildings as requested by Community Council and determined that the buildings had cultural heritage value under provincial criteria and recommended designation under Part IV of the Ontario Heritage Act. The report was deferred until such time as the Final Report on the Official Plan Amendment and Zoning By-law Amendment was before Community Council.

A Final Report from the Director, Community Planning, Toronto and East York District was before Toronto and East York Community Council on August 12, 2014. The report recommended that before introducing the necessary Bills to City Council for enactment, City Council require the owner to incorporate the existing heritage building at 231-237 College Street, and 177-189 Huron Street into the design of the development, to the satisfaction of the Manager, Heritage Preservation Services. Toronto and East York Community Council modified the recommendations in the Final Report requiring that prior to the introduction of the necessary Bills to City Council for enactment, City Council require the owner to incorporate elements of the north and west facades, as much as possible, of the existing building at 231-237 College Street into the design of the development, to the satisfaction of the Chief Planner and Executive Director, City Planning Division.

The report regarding the designation of the buildings was received for information by Toronto and East York Community Council on August 12, 2014. Toronto and East York Community Council did not recommend designation of the existing building.

On August 15, 2014, the applicant submitted a heritage letter and renderings in relation to the application. The applicant is proposing an exterior design that incorporates salvaged terra cotta units from the original building. The proposal, at the podium, would be revised to reference the existing red brick material palette.

Community Planning Staff have consulted with Heritage Preservation Services staff regarding the proposal, and Heritage Preservation Services have identified that the changes proposed for the building, or the retention of "elements" does not represent heritage conservation.

A Site Plan Control application was submitted concurrently with the Official Plan and Zoning By-law Amendment applications and is currently under review. Community Planning staff will continue to work with the applicant and Urban Design staff as part of the Site Plan Control application to secure the façade design, including the incorporation of elements of the existing building at 231-237 College Street and 177-189 Huron Street.

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SIGNATURE

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