

July 18, 2014

To: Toronto and East York Community Council

From: Toronto Preservation Board

Subject: Demolition of a Designated Heritage Property Within the Union Station Heritage Conservation District and Approval of Alterations and New Construction – 151 Front Street West, 20 York Street, 7, 7A and 7B Station Street and the Skywalk

Recommendation:

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

- 1. City Council approve the proposed demolition of the heritage property known as the Skywalk as well as the heritage property identified by the addresses 7, 7A & 7B Station Street, approve the alteration of 151 Front Street and 20 York Street and approve the associated new development proposal for a 48-storey tower comprising offices, retail uses within the Union Station Heritage Conservation District (USHCD) substantially in accordance with the Heritage Impact Assessment prepared by GBCA, dated June 13, 2014, and the plans by Sweeny & Co Architects Inc. contained with the HIA, all in accordance with Section 42 of the Ontario Heritage Act, and on file with the Manager, Heritage Preservation Services, and subject to the following conditions:**
 - a. That the related Zoning By-law Amendment giving rise to the proposed alterations have been enacted by City Council and have 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 Manager, Heritage Preservation Services.**
 - b. That prior to Site Plan Approval for the property at 171 Front Street, 151 Front Street, 7 Station Street and 20 York Street, the applicant shall:**
 - i. Provide a detailed Conservation Plan prepared by a qualified heritage consultant for the restoration of the heritage buildings located at 20 York Street, and 151 Front Street, satisfactory to the Manager, Heritage Preservation Services, substantially in accordance with the Heritage Impact Statement, dated June 13, 2014, prepared by Goldsmith Borgal & Company Ltd. Architects.**
 - ii. Complete all heritage-related pre-approval conditions contained in a Notice of Approval Conditions for Site Plan Control to the satisfaction of the Manager, Heritage Preservation Services.**

- iii. **Provide Final Site Plan drawings including drawings related to the approved Conservation Plan and the Landscape Plan to the satisfaction of the Manager, Heritage Preservation Services.**
- c. **That prior to the release of any heritage permit related to the demolition of the Skywalk and 7, 7A & 7B Station Street or the alteration of 151 Front Street and 20 York Street, including a heritage permit or a building permit, but excluding permits for repairs and maintenance of the existing heritage building the owner shall:**
 - i. **Provide as-built drawings and photographs to fully document both designated properties (the Skywalk and 7 Station Street) to the satisfaction of the Manager, Heritage Preservation Services.**
 - ii. **Obtain final approval for the necessary by-law amendment required for the demolition and alteration of the properties, such amendments to have been enacted by City Council and to have 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 Manager, Heritage Preservation Services.**
 - iii. **Have obtained Final Site Plan approval for such property, issued by the Chief Planner and Executive Director, City Planning.**
 - iv. **Provide plans for interpretive panels or other interpretive materials to communicate the development history of the property: the research, design, and location of the interpretive materials will be to the satisfaction of the Manager of Heritage Preservation Services.**
 - v. **Provide a Letter of Credit, including provision for upwards indexing, in a form and amount and from a bank satisfactory to the Manager, Heritage Preservation Services, to secure all work included in the approved Conservation Plan and interpretive materials.**
- d. **That prior to the release of the Letter of Credit, the applicant shall provide a letter of substantial completion prepared and signed by a qualified heritage consultant confirming that the conservation work and the interpretive work have been completed in accordance with the approved Conservation Plan and the approved Interpretation Plan, and that an appropriate standard of conservation has been maintained, all to the satisfaction of the Manager, Heritage Preservation Services.**

Background:

The Toronto Preservation Board on July 17, 2014, considered a report (June 26, 2014) from the Director, Urban Design, City Planning Division, regarding Demolition of a Designated Heritage Property Within the Union Station Heritage Conservation District and Approval of Alterations and New Construction – 151 Front Street West, 20 York Street, 7, 7A and 7B Station Street and the Skywalk.

For City Clerk

J. Gerrard

c. Interested Persons

<http://app.toronto.ca/tmmis/viewAgendaItemHistory.do?item=2014.PB33.14>