

CC35.9 - Confidential Attachment 1 – Decision History – Made public on December 18, 2017

The heritage property at 314 Jarvis Street was listed on the City's Inventory of Heritage Properties on May 30, 1988. In the late 1980s and early 1990s the heritage property at 314 Jarvis Street was the subject of a rezoning application for a six-storey apartment building to be attached to the back of the heritage house. The proposal was eventually approved by Council and the OMB, the house designated under Part IV of the Ontario Heritage Act (By-law No. 81-90) and a Heritage Easement (the "HEA") registered on title January 12, 1990 (CA 70417), amended March 31, 1992 (CA18352)).

The HEA allows for the demolition of the rear "tail" or extension and conservation of the main front portion of the house in the context of the approved development.

In a March 26, 2012 report from the Director, Urban Design, City Planning Division, "Removal of a Designated Heritage Property under the Ontario Heritage Act – 314 Jarvis Street", staff recommended that City Council refuse the removal of the designated property under section 34 of the Ontario Heritage Act as proposed by the applicant in a revision to the approved plans.

<http://app.toronto.ca/tmmis/viewAgendaItemHistory.do?item=2012.TE18.14>

Consideration of the March 26, 2012 report and a March 28, 2012 report from the Director, Community Planning, Toronto and East York District entitled "308-314 Jarvis Street and 225 Mutual Street – Zoning Amendment Application – Refusal Report", were deferred by TEYCC at their May 15, 2012 meeting.

<http://app.toronto.ca/tmmis/viewAgendaItemHistory.do?item=2012.TE16.5>

Community Planning staff submitted a supplementary report to the September 11, 2012 TEYCC and recommended deferral of the application until staff had evaluated the revised proposal.

<http://app.toronto.ca/tmmis/viewAgendaItemHistory.do?item=2012.TE18.13>

The Zoning By-law amendment application was appealed to the Ontario Municipal Board ("OMB") January 9, 2015 due to a lack of decision by the City within the statutory timeframe.

<http://app.toronto.ca/tmmis/viewAgendaItemHistory.do?item=2015.TE7.17>

A Request for Directions Report was adopted by City Council July 7, 2015. OMB Pre-hearings were held May 5, 2015, September 30, 2015 and September 6, 2016. A subsequent mediation session was held March 22, 2017 and September 27, 2017. An eight-day hearing has been scheduled to commence February 7, 2018.