



Decision Letter

Toronto Preservation Board

Meeting No.	24	Contact	Lourdes Bettencourt, Committee Secretary
Meeting Date	Thursday, June 22, 2017	Phone	416-392-7033
Start Time	9:30 AM	E-mail	teycc@toronto.ca
Location	Committee Room 2, City Hall	Chair	Jennifer Rieger

PB24.4	ACTION	Adopted		Ward:28
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Demolition of a Designated Heritage Property in the Cabbagetown South Heritage Conservation District and Construction of a Replacement Structure - 308 Gerrard Street East

Board Decision

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

1. City Council approve the demolition of the heritage building at 308 Gerrard Street East, in accordance with Section 42 of the Ontario Heritage Act subject to the following:
 - a. City Council approve the replacement structure for 308 Gerrard Street East, as shown in the plans and elevations submitted by the applicant and prepared by Reinders and Rieder Ltd., dated April 12, 2017 and on file with the Senior Manager, Heritage Preservation Services, and that the replacement structure be constructed substantially in accordance with the submitted plans;
 - b. that prior to the issuance of any heritage permit for the property at 308 Gerrard Street East including a demolition permit, but excluding permits for interior work, repairs and maintenance and usual and minor works for the existing heritage building as are acceptable to the Senior Manager, Heritage Preservation Services, the applicant provide the following to the satisfaction of the Senior Manager, Heritage Preservation Services:
 1. photo documentation of the existing structure at 308 Gerrard Street East; and
 2. final building permit drawings for the replacement structure consistent with the plans and elevations submitted by the applicant and prepared by Reinders & Rieder Ltd., dated April 12, 2017, and with the Cabbagetown South Heritage Conservation District Plan.

Origin

(June 8, 2017) Report from the Chief Planner and Executive Director, City Planning Division

Summary

This report recommends that City Council approve the demolition of a building at 308 Gerrard

Street (the property), a property designated under Part V of the Ontario Heritage Act and located in the Cabbagetown South Heritage Conservation District. The report also recommends that the design for the replacement building be approved.

The Yonge Street Mission, a not-for-profit organization, proposes to demolish the existing, deteriorated 2.5 storey building on the property and replace it with a 2-storey infill building containing resources for new businesses, employment and entrepreneurship. The existing building is a heavily altered, remnant portion of a house built in the mid-19th century. The applicant completed a building condition assessment, and historical research as part of a heritage impact assessment. Staff are confident that alternatives to demolition were thoroughly investigated and that the circumstances of this property are sufficiently unique to permit removal of the building.

Background Information

(June 5, 2017) Report and Attachments 1 - 5 from the Chief Planner and Executive Director, City Planning Division - Demolition of a Designated Heritage Property in the Cabbagetown South Heritage Conservation District and Construction of a Replacement Structure - 308 Gerrard Street East

<http://www.toronto.ca/legdocs/mmis/2017/pb/bgrd/backgroundfile-104903.pdf>

Communications

(June 20, 2017) Letter from Councillor Pam McConnell (PB.New.PB24.4.1)

<http://www.toronto.ca/legdocs/mmis/2017/pb/comm/communicationfile-71015.pdf>