



# Decision Letter

## Toronto Preservation Board

<b>Meeting No.</b>	25	<b>Contact</b>	Lourdes Bettencourt, Committee Secretary
<b>Meeting Date</b>	Thursday, August 24, 2017	<b>Phone</b>	416-392-7033
<b>Start Time</b>	9:30 AM	<b>E-mail</b>	teycc@toronto.ca
<b>Location</b>	Committee Room 2, City Hall	<b>Chair</b>	Jennifer Rieger

PB25.3	ACTION	Amended		Ward:27
--------	--------	---------	--	---------

**Alterations and Demolition of Heritage Properties - 349 George Street, 309 and 311 George Street, 305 George Street, 301 George Street (also known as 301A George Street), 303 George Street, 297 George Street, and 295 George 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 properties at 349 George Street, 309 and 311 George Street, 305 George Street, 297 George Street, and 295 George Street, in accordance with Section 33 of the Ontario Heritage Act, and the demolition of 301 George Street (also known as 301A George Street) and 303 George Street in accordance with Section 34 of the Ontario Heritage Act to allow for the construction of a new 9-storey institutional building on the lands known municipally in the year 2017 as 295, 297, 299, 301, 303, 305, 309, 311, 319, and 349 George Street with such alterations substantially in accordance with plans and drawings revised June 20, 2017, prepared by Montgomery Sisam and Hilditch Architects on file with the Senior Manager, Heritage Preservation Services; and the Heritage Impact Assessment (HIA), prepared by Goldsmith Borgal and Company Architects Limited dated December 7, 2016 and revised July 25, 2017, and on file with the Senior Manager, Heritage Preservation Services, all subject to and in accordance with a Conservation Plan satisfactory to the Senior Manager, Heritage Preservation Services and subject to the following additional conditions:

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

1. Provide a detailed Conservation Plan, prepared by a qualified heritage consultant, that is consistent with the conservation strategy set out in the Heritage Impact Assessment for 349 George Street, 309 and 311 George Street, 305 George Street, 297 George Street, and 295 George Street prepared by Goldsmith Borgal and Company Architects Limited dated December 7, 2016 and revised July 25, 2017 to the satisfaction of the Senior Manager, Heritage Preservation Services;

b. That prior to Final Site Plan approval in connection with the Zoning By-law

Amendment for the property at 349 George Street, 309 and 311 George Street, 305 George Street, 301 George Street (also known as 301A George Street), 303 George Street, 297 George Street, and 295 George Street, the owner shall:

1. Provide Final Site Plan drawings substantially in accordance with the approved Conservation Plan required in Recommendation 1.a.1. in the report dated August 9, 2017 from the Chief Planner and Executive Director, City Planning to the satisfaction of the Senior Manager, Heritage Preservation Services;
2. Have obtained final approval for the necessary Zoning By-law Amendment required for the subject property, such Amendment to have come into full force and effect;
3. Provide a detailed landscape plan for the subject property, satisfactory to the Senior Manager, Heritage Preservation Services.
4. Provide an Interpretation Plan for the subject properties, including but not limited to a component that specifically interprets the public history of 295 George Street as the Fegan Boys Home, and that in the preparation of the plan the owners consult with cultural heritage experts, including Willowbank, and experts with knowledge of the history of British Home Boys in Toronto, including Ard Ri Productions, to the satisfaction of the Senior Manager, Heritage Preservation Services and thereafter shall implement such Plan to the satisfaction of the Senior Manager, Heritage Preservation Services;
5. Provide a Heritage Lighting Plan that describes how the exterior of the heritage properties will be sensitively illuminated to enhance their heritage character to the satisfaction of the Senior Manager, Heritage Preservation Services and thereafter shall implement such Plan to the satisfaction of the Senior Manager Heritage Preservation Services;
6. That the Toronto Preservation Board be consulted on the Interpretation Plan required in Recommendation 1.b.4 in the report August 9, 2017 from the Chief Planner and Executive Director, City Planning.

c. That prior to the issuance of any permit for all or any part of the property at 349 George Street, 309 and 311 George Street, 305 George Street, 301 George Street (also known as 301A George Street), 303 George Street, 297 George Street, and 295 George Street, 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 as are acceptable to the Senior Manager, Heritage Preservation Services, the owner shall:

1. Have obtained final approval for the necessary Zoning By-law Amendment required for the subject property, such Amendment to have come into full force and effect;
2. Provide full documentation of the existing heritage property at 301 George Street (also known as 301A George Street), 303 George 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 existing interior floor plans and original drawings as may be available, to the satisfaction of the Senior Manager, Heritage Preservation Services;

3. Provide building permit drawings, including notes and specifications for the conservation and protective measures keyed to the approved Conservation Plan required in Recommendation 1.a.1. in the report August 9, 2017 from Chief Planner and Executive Director, City Planning, 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 Preservation Services;

4. 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 Preservation Services to secure all work included in the approved Conservation Plan and Interpretation Plan;

d. That prior to the release of the Letter of Credit required in Recommendation 1.b.3 in the report August 9, 2017 from the Chief Planner and Executive Director, City Planning, 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 Preservation Services.

2. City Council pass a by-law to repeal Designation By-law No. 1242-2012 for the properties at 301 George Street (also known as 301A George Street), 303 George Street upon the demolition of the heritage buildings and remove the properties from the Heritage Register in accordance with Section 34.3 of the Ontario Heritage Act.

## Origin

(August 9, 2017) Report from Chief Planner and Executive Director, City Planning Division

## Summary

This report recommends that City Council approve the conservation strategy generally described for the heritage properties located at 349 George Street, 309 and 311 George Street, 305 George Street, 301 George Street (also known as 301A George Street), 303 George Street, 297 George Street, and 295 George Street in connection with the proposed redevelopment of the subject properties. The proposal is to replace the existing Seaton House shelter on the site with a new 9-storey institutional building that will provide 378 long term care beds, 130 transitional assisted living beds, 100 emergency shelter beds, 21 affordable housing units and a 4,000 m<sup>2</sup> community service hub. The on-site heritage properties at 301 George Street and 303 George Street will be demolished while the remainder of the on-site heritage properties will be conserved and integrated into the new development.

## Background Information

(August 9, 2017) Report and Attachments 1 - 9 from the Chief Planner and Executive Director, City Planning Division - Alterations and Demolition of Heritage Properties - 349 George Street, 309 and 311 George Street, 305 George Street, 301 George Street (also known as 301A George Street), 303 George Street, 297 George Street, and 295 George Street  
(<http://www.toronto.ca/legdocs/mmis/2017/pb/bgrd/backgroundfile-105961.pdf>)

## Communications

(August 23, 2017) Letter from Ida Seto , Goldsmith Borgal and Company Ltd. Architects (PB.Supp.PB25.3.1)

(<http://www.toronto.ca/legdocs/mmis/2017/pb/comm/communicationfile-71555.pdf>)

## **Speakers**

Santiago Kunzle, Montgomery Sisam Architects and Hilditch Architect

Chris Borgal, Goldsmith Borgal and Company Ltd. Architects