

**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

PB25.2	ACTION	Adopted		Ward:20
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**Alterations to Designated Heritage Properties, Intention to Designate under Part IV, Section 29 of the Ontario Heritage Act and Authority to Enter into a Heritage Easement Agreement - 350 and 352 Adelaide Street West and 118 Peter 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 350 and 352 Adelaide Street West and 118 Peter Street, in accordance with Section 33 of the Ontario Heritage Act, to allow for the construction of a mixed use development on the lands known municipally as 350 and 352 Adelaide Street West and 118 Peter Street, with such alterations substantially in accordance with plans and drawings dated July 10, 2017, prepared by BBB Architects, and on file with the Senior Manager, Heritage Preservation Services; and the Heritage Impact Assessment (HIA), prepared by Goldsmith Borgal and Company Ltd. Architects, dated June 27, 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 the related site specific Zoning By-law Amendment giving rise to the proposed alterations has been enacted by City Council and has 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 Senior Manager, Heritage Preservation Services.

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

1. Enter into a Heritage Easement Agreement with the City for the properties at 350 and 352 Adelaide Street West and 118 Peter Street in accordance with the plans and drawings stamp dated July 11, 2017, prepared by BBB Architects, and on file with the Senior Manager, Heritage Preservation Services, and the Heritage Impact Assessment (HIA), prepared by Goldsmith Borgal and Company Ltd. Architects, dated June 27, 2017, and in accordance with the Conservation Plan required in Recommendation

1.b.2, in the report of August 10, 2017 from the Chief Planner and Executive Director, City Planning to the satisfaction of the Senior Manager, Heritage Preservation Services including registration of such Agreement to the satisfaction of the City Solicitor;

2. Provide a Conservation Plan, prepared by a qualified heritage consultant, that is consistent with the conservation strategy set out in the Heritage Impact Assessment and Addendum for 350 and 352 Adelaide Street West and 118 Peter Street prepared by Goldsmith Borgal and Company Ltd. Architects, dated June 27, 2017, to the satisfaction of the Senior Manager, Heritage Preservation Services; and,

3. Enter into and register on the properties at 350 and 352 Adelaide Street West and 118 Peter Street one or more agreements with the City pursuant to Section 37 of the Planning Act to the satisfaction of the City Solicitor, the Chief Planner and Executive Director, City Planning, and the Senior Manager, Heritage Preservation Services with such facilities, services and matters to be set forth in the related site specific Zoning By-law Amendment giving rise to the proposed alterations.

c. That prior to final Site Plan approval for the proposed development for the properties located at 350 and 352 Adelaide Street West and 118 Peter Street, the owner shall:

1. Provide final site plan drawings including drawings related to the approved Conservation Plan required in Recommendation 1.b.2 in the report of August 10, 2017 from the Chief Planner and Executive Director, City Planning to the satisfaction of the Senior Manager, Heritage Preservation Services;

2. Provide an Interpretation Plan for the subject properties, 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;

3. Provide a Heritage Lighting Plan that describes how 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; and,

4. Provide a detailed Landscape Plan for the subject property satisfactory to the Senior Manager, Heritage Preservation Services.

5. Submit a Signage Plan for the proposed development to the satisfaction of the Senior Manager, Heritage Preservation Services.

d. That prior to the issuance of any permit for all or any part of the properties at 350 and 352 Adelaide Street West and 118 Peter 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 buildings as are acceptable to the Senior Manager, Heritage Preservation Services, the owner shall:

1. Obtain final approval for the necessary by-law amendments required for the alterations to the properties at 350 and 352 Adelaide Street West and 118 Peter Street, such amendments to have been enacted by City Council and to have come into effect in a form and with content acceptable to City Council as determined by the Chief Planner and the Executive Director, City Planning, in consultation with the Senior Manager, Heritage Preservation Services;

2. Provide building permit drawings, including notes and specifications for the conservation and protective measures keyed to the approved Conservation Plan required in Recommendation 1.b.2 in the report of August 10, 2017 in the report from the 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;

3. 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, Heritage Lighting Plan, Landscape Plan, and Interpretation Plan;

e. That prior to the release of the Letter of Credit required in Recommendation 1.d.3. in the report August 10, 2017 from the Chief Planner and Executive Director, City Planning the owner shall:

1. Have obtained final Site Plan approval for the proposed development, issued by the Chief Planner and Executive Director, City Planning;

2. Provide a letter of substantial completion prepared and signed by a qualified heritage consultant confirming that the required conservation work, required heritage lighting work, and the required interpretive work has been completed in accordance with the Conservation Plan, Lighting Plan, Landscape 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; and,

3. Provide replacement Heritage Easement Agreement photographs to the satisfaction of the Senior Manager, Heritage Preservation Services.

2. City Council state its intention to designate the property at 350 Adelaide Street West under Part IV, Section 29 of the Ontario Heritage Act, in accordance with the Statement of Significance: 350 Adelaide Street West (Reasons for Designation) attached as Attachment 4 to the report dated August 10, 2017 from the Chief Planner and Executive Director, City Planning.

3. City Council state its intention to designate the property at 352 Adelaide Street West under Part IV, Section 29 of the Ontario Heritage Act, in accordance with the Statement of Significance: 352 Adelaide Street West (Reasons for Designation) attached as Attachment 5 to the report dated August 10, 2017 from the Chief Planner and Executive Director, City Planning.

4. City Council state its intention to designate the property at 118 Peter Street under Part IV, Section 29 of the Ontario Heritage Act, in accordance with the Statement of Significance: 118 Peter Street (Reasons for Designation) attached as Attachment 6 to the report dated August 10, 2017 from the Chief Planner and Executive Director, City Planning.

5. If there are no objections to the designations in accordance with the Ontario Heritage Act, City Council authorize the City Solicitor to introduce the necessary bills in Council.

6. If there are objections to the designations in accordance with the Ontario Heritage Act, City Council direct the City Clerk to refer the designations to the Conservation Review Board.

7. If the designations are referred to the Conservation Review Board, City Council authorizes the City Solicitor and appropriate staff to attend any hearing held by the Conservation Review

Board in support of Council's decision.

8. City Council authorize the entering into of a Heritage Easement Agreement under Section 37 of the Ontario Heritage Act with the owner of 350 and 352 Adelaide Street West and 118 Peter Street for the properties at 350 and 352 Adelaide Street West and 118 Peter Street in a form and with content satisfactory to the City Solicitor and the Chief Planner and Executive Director, City Planning.

9. City Council authorize the City Solicitor to introduce the necessary bill in Council authorizing the entering into of a Heritage Easement Agreement for the properties at 350 and 352 Adelaide Street West and 118 Peter Street.

## **Origin**

(August 10, 2017) Report from Chief Planner and Executive Director, City Planning Division

## **Summary**

This report recommends that City Council approve the proposed alterations for the heritage properties at 350 and 352 Adelaide Street West and 118 Peter Street, in connection with the proposed redevelopment of the subject properties, state its intention to designate 350 and 352 Adelaide Street West and 118 Peter Street under Part IV, Section 29 of the Ontario Heritage Act and give authority to enter into Heritage Easement Agreements for these properties.

The applicant has applied for a Zoning By-law Amendment for the subject properties to allow for the construction of a forty seven storey mixed use building. There will be a total GFA of 50,834 square metres with 4,564 sq. metres of retail uses in the base buildings fronting on Adelaide Street West and Peter Street. There will be a total of 696 residential units, including parking for 188 vehicles proposed on levels below grade.

As part of the development, at the Adelaide Street West frontage, the existing 1941 two storey brick commercial building at 350 Adelaide Street West would be retained in situ for a depth of 5 metres from its front façade. The existing 1909 three storey red brick semi-detached commercial building at 352 Adelaide Street West would also be conserved in situ for a depth of 5 metres from its front façade. At the Peter Street frontage, the second empire style house form structure built in 1886 at 118 Peter Street would be substantively retained by conserving in situ the entire depth of the front two and one half storey principal component of the building, save for the notching of the rear southwest corner of the property that will not be visible from the street.

Should the alterations to the subject property be approved, staff recommends that the property owner be required to enter into a Heritage Easement Agreement to ensure the long-term protection of the heritage properties.

## **Background Information**

(August 10, 2017) Report and Attachments 1 - 7 from the Chief Planner and Executive Director, City Planning Division - Alterations to Designated Heritage Properties, Intention to Designate under Part IV, Section 29 of the Ontario Heritage Act and Authority to Enter into a Heritage Easement Agreement - 350 and 352 Adelaide Street West and 118 Peter Street (<http://www.toronto.ca/legdocs/mmis/2017/pb/bgrd/backgroundfile-105962.pdf>)

(August 15, 2017) Revised Page Three (3) - Alterations to Designated Heritage Properties, Intention to Designate under Part IV, Section 29 of the Ontario Heritage Act and Authority to Enter into a Heritage Easement Agreement - 350 and 352 Adelaide Street West and 118 Peter Street (<http://www.toronto.ca/legdocs/mmis/2017/pb/bgrd/backgroundfile-106002.pdf>)

(August 18, 2017) Revised Page Four (4) - Alterations to Designated Heritage Properties, Intention to Designate under Part IV, Section 29 of the Ontario Heritage Act and Authority to Enter into a Heritage Easement Agreement - 350 and 352 Adelaide Street West and 118 Peter Street

(<http://www.toronto.ca/legdocs/mmis/2017/pb/bgrd/backgroundfile-106189.pdf>)

## **Communications**

(August 23, 2017) Letter from Emad Gattis, Goldsmith Borgal and Company Ltd. Architects (Part 1 of 4) (PB.Supp.PB25.2.1)

(<http://www.toronto.ca/legdocs/mmis/2017/pb/comm/communicationfile-71584.pdf>)

(August 23, 2017) Letter from Emad Gattis, Goldsmith Borgal and Company Ltd. Architects (Part 2 of 4) (PB.Supp.PB25.2.1)

(<http://www.toronto.ca/legdocs/mmis/2017/pb/comm/communicationfile-71585.pdf>)

(August 23, 2017) Letter from Emad Gattis, Goldsmith Borgal and Company Ltd. Architects (Part 3 of 4) (PB.Supp.PB25.2.1)

(<http://www.toronto.ca/legdocs/mmis/2017/pb/comm/communicationfile-71570.pdf>)

(August 23, 2017) Letter from Emad Gattis, Goldsmith Borgal and Company Ltd. Architects (Part 4 of 4) (PB.Supp.PB25.2.1)

(<http://www.toronto.ca/legdocs/mmis/2017/pb/comm/communicationfile-71571.pdf>)

## **Speakers**

Emad Ghattas, Goldsmith Borgal and Company Ltd. Architects