



Decision Letter

Toronto Preservation Board

Meeting No.	28	Contact	Lourdes Bettencourt, Committee Secretary
Meeting Date	Thursday, December 14, 2017	Phone	416-392-7033
Start Time	9:30 AM	E-mail	teycc@toronto.ca
Location	Committee Room 2, City Hall	Chair	Jennifer Rieger

PB28.3	ACTION	Adopted		Ward:27
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Alterations of Four Heritage Properties and Demolition of One Heritage Property and Construction of a Replacement Structure in the South Rosedale Heritage Conservation District- 27, 29, 31 and 33 Sherbourne Street North

Board Decision

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

1. City Council approve the alterations to the heritage properties at 27, 31 and 33 Sherbourne Street North, in accordance with Section 33 of the Ontario Heritage Act, and the demolition of the heritage property at 29 Sherbourne Street North, in accordance with Section 34 of the Ontario Heritage Act, substantially in accordance with plans and drawings dated September 7, 2017, prepared by ERA Architects Inc. + JIAI on file with the Senior Manager, Heritage Preservation Services; and the Heritage Impact Assessment (HIA), prepared by ERA Architects Inc., dated September 7 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 21-33 Sherbourne Street North prepared by ERA Architects Inc., dated August September 17 2017, to the satisfaction of the Senior Manager, Heritage Preservation Services.

2. Enter into and register on the property at 21-33 Sherbourne Street North one or more agreements with the City pursuant to Section 37 of the Planning Act to the satisfaction of the City Solicitor, the Acting Chief Planner and Executive Director, City Planning Division, 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.

b. That prior to Final Site Plan approval in connection with the Zoning By-law Amendment for the property at 21-33 Sherbourne Street North, the owner shall:

1. Provide final site plan drawings substantially in accordance with the approved Conservation Plan required in Recommendation 1.a.1 above 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.

c. That prior to the issuance of any permit for all or any part of the properties at 21-33 Sherbourne Street North, 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 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 above 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.

d. That prior to the release of the Letter of Credit required in Recommendation 1.c.3 above the owner shall:

1. Provide a letter of substantial completion prepared and signed by a qualified heritage consultant confirming that the required conservation work has been completed in accordance with the Conservation Plan and that an appropriate standard of conservation has been maintained, all to the satisfaction of the Senior Manager, Heritage Preservation Services.

Origin

(December 1, 2017) Report from the Acting Chief Planner and Executive Director, City Planning Division

Summary

This report recommends that City Council approve the alterations to 27, 31 and 33 Sherbourne Street North and the demolition of 29 Sherbourne Street North along with the construction of a replacement structure. The applicant has applied for a Zoning Amendment for 21-33 Sherbourne Street North to allow for the demolition of 29 Sherbourne Street North and construction of a replacement structure, removal of the rear portions of 31 and 33 Sherbourne Street North and demolition of 5 garages on the entire property with the consolidation of parking in a below-grade garage.

Background Information

(December 1, 2017) Revised Report and Attachments 1 - 3 from the Acting Chief Planner and Executive Director, City Planning - Alterations of Four Heritage Properties and Demolition of One Heritage Property and Construction of a Replacement Structure in the South Rosedale Heritage Conservation District- 27, 29, 31 and 33 Sherbourne Street North

<http://www.toronto.ca/legdocs/mmis/2017/pb/bgrd/backgroundfile-109891.pdf>

(December 1, 2017) Report and Attachments 1 - 3 from the Acting Chief Planner and Executive Director, City Planning - Alterations of Four Heritage Properties and Demolition of One Heritage Property and Construction of a Replacement Structure in the South Rosedale Heritage Conservation District- 27, 29, 31 and 33 Sherbourne Street North

<http://www.toronto.ca/legdocs/mmis/2017/pb/bgrd/backgroundfile-109753.pdf>

Speakers

Douglas De Gannes, ERA Architects Inc.

Jonathan Krehm