



Decision Letter

Toronto Preservation Board

Meeting No.	34	Contact	Lourdes Bettencourt, Committee Secretary
Meeting Date	Wednesday, May 30, 2018	Phone	416-392-7033
Start Time	9:30 AM	E-mail	teycc@toronto.ca
Location	Committee Room 2, City Hall	Chair	Jennifer Rieger

PB34.1	ACTION	Amended		Ward:20
--------	--------	---------	--	---------

Alterations to a Heritage Property, Intention to Designate under Part IV, Section 29 of the Ontario Heritage Act, and Authority to Enter into a Heritage Easement Agreement - 10-20 Widmer 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 property at 10-20 Widmer Street, in accordance with Section 33 of the Ontario Heritage Act, to allow for the construction of a new mixed use development incorporating the heritage buildings on the lands known municipally in the year 2018 as 30 Widmer Street, 10-20 Widmer Street, and 8 Widmer Street, with such alterations substantially in accordance with plans and drawings dated March 8, 2018, prepared by Quadrangle Architects Limited, and on file with the Senior Manager, Heritage Preservation Services; and the Heritage Impact Assessment (HIA), prepared by ERA Architects Inc., dated February 9, 2018, and revised March 14, 2018, 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 issuance of an Ontario Municipal Board Order (Case No. PL161031) in connection with the Zoning By-law Amendment appeal for the property at 8-20 Widmer the owner:

1. Enter into a Heritage Easement Agreement with the City for the property at 8 Widmer Street and 10-20 Widmer Street in accordance with the plans and drawings dated March 8, 2018 prepared by Quadrangle Architects Limited and on file with the Senior Manager, Heritage Preservation Services, the Heritage Impact Assessment (HIA), prepared by ERA Architects Inc., dated February 9, 2018 and revised March 14, 2018, and in accordance with the Conservation Plan required in Recommendation 1.a.2, 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 detailed Conservation Plan, prepared by a qualified heritage consultant, that is consistent with the conservation strategy set out in the Heritage Impact Assessment for 8 Widmer Street and 10-20 Widmer Street and 30 Widmer Street

prepared by ERA Architects Inc, dated February 9, 2018 and revised March 14, 2018, to the satisfaction of the Senior Manager, Heritage Preservation Services, with such Conservation Plan to include a detailed interpretive Lighting Plan, a plan for the treatment of exterior brick, including consideration of the appropriateness of painting the restored surfaces, and an improved interface between old and new on the north and south elevations, all subject to further review to the satisfaction of the Senior Manager, Heritage Preservation Services.

3. Enter into and register on the property at 8 Widmer Street and 10-20 Widmer Street and 30 Widmer 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.

b. That prior to final Site Plan approval for the proposed Zoning By-law Amendment by City Council, for the property located at 8 Widmer Street and 10-20 Widmer Street and 30 Widmer Street the owner shall:

1. Provide final site plan drawings substantially in accordance with the approved Conservation Plan required in Recommendation 1.a.2, 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 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.

4. 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.

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

c. That prior to the issuance of any permit for all or any part of the property at 8 Widmer Street and 10-20 Widmer Street and 30 Widmer 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 building permit drawings, including notes and specifications for the conservation and protective measures keyed to the approved Conservation Plan required in Recommendation 1.a.2 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, and Interpretation Plan.

4. Provide full documentation of the existing heritage properties, 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.

d. That prior to the release of the Letter of Credit required in Recommendation 1.c.3, 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, Interpretation Plan and Heritage Lighting Plan, and that an appropriate standard of conservation has been maintained, all to the satisfaction of the Senior Manager, Heritage Preservation Services.

2. Provide replacement Heritage Easement Agreement photographs for the properties at 8 Widmer Street and 10-20 Widmer Street to the satisfaction of the Senior Manager, Heritage Preservation Services.

3. City Council authorize the entering into of a Heritage Easement Agreement under Section 37 of the Ontario Heritage Act with the owner of the properties 8 Widmer Street and 10-20 Widmer Street, in a form and with content satisfactory to the Chief Planner and Executive Director and City Solicitor.

4. City Council authorize the City Solicitor to introduce the necessary bill in Council authorizing the entering into of Heritage Easement Agreements for the properties 8 Widmer Street and 10 -20 Widmer Street.

e. The owner shall withdraw its appeal(s) of the King-Spadina Heritage Conservation District Plan upon the Ontario Municipal Board order allowing the appeal in part of the Zoning Amendments, bringing such Bylaws into force, and if not an appellant, but rather a party to such appeals, the owner shall withdraw as a party and not seek any party or participant status on the appeals.

2. City Council state its intention to designate the properties at 10-20 Widmer Street under Part IV, Section 29 of the Ontario Heritage Act in accordance with the Statement of Significance: 10-20 Widmer Street (Reasons for Designation) attached as Attachment. 4 to this report (May 17, 2018) from the Director, Urban Design, City Planning.

3. If there are no objections to the designations in accordance with Section 29(6) of the Ontario Heritage Act, City Council authorize the City Solicitor to introduce the bill in Council designating the property under Part IV, Section 29 of the Ontario Heritage Act.

4. If there are objections in accordance with Section 29(7) of the Ontario Heritage Act, City Council direct the City Clerk to refer the designation to the Conservation Review Board.

5. If the designation is referred to the Conservation Review Board, City Council authorize the City Solicitor and appropriate staff to attend any hearing held by the Conservation Review Board in support of Council's decision on the designation of the property.

Origin

(May 17, 2018) Report from Director, Urban Design, City Planning

Summary

This report recommends that Toronto City Council approve the alterations proposed for the heritage properties located at 10-20 Widmer Street, "the Widmer Street Row Houses" in connection with the proposed development of the subject properties, that Council state its intention to designate the properties under Part IV, Section 29 of the Ontario Heritage Act, and that Council grant authority to enter into a Heritage Easement Agreement for the subject properties.

Background Information

(May 17, 2018) Report and Attachments 1-5 from the Director, Urban Design, City Planning - Alterations to a Heritage Property, Intention to Designate under Part IV, Section 29 of the Ontario Heritage Act, and Authority to Enter into a Heritage Easement Agreement - 10-20 Widmer Street

<http://www.toronto.ca/legdocs/mmis/2018/pb/bgrd/backgroundfile-115187.pdf>

Speakers

Julie Tyndorf, Associate, ERA Architects

Stefanie Siu Chong, Senior Associate, Quaddrangle Architects

Julianna Boldt, Director