



## Toronto Preservation Board

**Meeting No.** 7 **Contact** Carlie Turpin, Committee Administrator  
**Meeting Date** Thursday, June 20, 2019 **Phone** 416-392-7033  
**Start Time** 9:30 AM **E-mail** teycc@toronto.ca  
**Location** Committee Room 3, City Hall

PB7.2	ACTION	Adopted		Ward: 4
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### Alterations to a Designated Heritage Property at 421 Roncesvalles Avenue and Authority to Enter into Heritage Easement Agreement at 421 Roncesvalles Avenue

#### Board Decision

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

1. City Council approve the alterations to the designated heritage property at 421 Roncesvalles Avenue, in accordance with Section 33 of the Ontario Heritage Act, for the construction of a new 5 storey mixed-use office with at-grade retail uses at 421 Roncesvalles Avenue in conjunction with an appeal to the Local Planning Appeal Tribunal (LPAT) and in accordance with the plans and drawings prepared by Superkul Architects, submitted with the Heritage Impact Assessment prepared by ERA Architects, Inc., dated May 7, 2019 (the "Revised Plans"), all on file with the Senior Manager, Heritage Preservation Services, Urban Design, City Planning, all subject to and in accordance with a Conservation Plan satisfactory to the Senior Manager, Heritage Preservation Services, Urban Design, City Planning and subject to the following conditions:

a. Prior to issuance of a Local Planning Appeal Tribunal (LPAT) Order in connection with the Zoning By-law Amendment appeal for the property at 421 Roncesvalles Avenue, the owner shall:

1. Enter into a Heritage Easement Agreement with the City for the property at 421 Roncesvalles Avenue substantially in accordance with the Revised Plans subject to and in accordance with the approved Conservation Plan required in Recommendation 1.a.2, all to the satisfaction of the Senior Manager, Heritage Preservation Services, Urban Design, City Planning, including execution of such agreement to the satisfaction of the City Solicitor;

2. Provide a detailed Conservation Plan prepared by a qualified heritage consultant that is substantially in accordance with the conservation strategy set out in the Heritage Impact Assessment for 421 Roncesvalles Avenue, prepared by ERA Architects dated May 7, 2019, to the satisfaction of the Senior Manager, Heritage Preservation Services, Urban Design, City Planning.

b. Prior to Final Site Plan approval in connection with the property at 421 Roncesvalles Avenue, the owner shall:

1. Provide final site plan drawings including drawings related to the approved Conservation Plan required in Recommendation 1.a.2 to the satisfaction of the Senior Manager, Heritage Preservation Services, Urban Design, City Planning;
2. Provide an Interpretation Plan for the subject property to the satisfaction of the Senior Manager, Heritage Preservation Services, Urban Design, City Planning and thereafter shall implement such Plan to the satisfaction of the Senior Manager, Heritage Preservation Services, Urban Design, City Planning;
3. Provide a Heritage Lighting Plan that describes how the heritage property will be sensitively illuminated to enhance its heritage character to the satisfaction of the Senior Manager, Heritage Preservation Services, Urban Design, City Planning, and thereafter shall implement such Plan to the satisfaction of the Senior Manager, Heritage Preservation Services, Urban Design, City Planning;
4. Submit a Signage Plan for the proposed development to the satisfaction of the Senior Manager, Heritage Preservation Services, Urban Design, City Planning.

c. That prior to the issuance of any permit for all or any part of the property at 421 Roncesvalles Avenue, 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, Urban Design, City Planning, the owner shall:

1. Obtain final approval for the necessary Zoning By-law amendments required for the alterations to the property at 421 Roncesvalles Avenue, as described in this report, such Amendments 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 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, Urban Design, City Planning,
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, Urban Design, City Planning to secure all work included in the approved Conservation Plan, Heritage Lighting Plan, Landscape Plan, and Interpretation Plan;
4. Provide full documentation of the existing heritage property at 421 Roncesvalles Avenue, 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, Urban Design, City Planning.

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, required heritage lighting work, and the required interpretive work has been completed in accordance with the Conservation Plan, Lighting 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, Urban Design, City Planning;
2. Provide replacement Heritage Easement Agreement photographs to the satisfaction of the Senior Manager, Heritage Preservation Services, Urban Design, City Planning, and
  - e. The owner has provided written confirmation to the City Solicitor and the Local Planning Appeal Tribunal (LPAT) that it has withdrawn its demolition permit application currently appealed to the Local Planning Appeal Tribunal (LPAT) for the heritage property at 421 Roncesvalles Avenue, in accordance with Section 34 of the Ontario Heritage Act.
2. City Council authorize the entering into of a Heritage Easement Agreement under Section 37 of the Ontario Heritage Act with the owner of 421 Roncesvalles Avenue for the property at 421 Roncesvalles Avenue in a form and with content satisfactory to the City Solicitor and the Chief Planner and Executive Director, City Planning.
3. City Council authorizes the City Solicitor to introduce the necessary bill in Council authorizing the entering into of a Heritage Easement Agreement for the property at 421 Roncesvalles Avenue.

## Origin

(May 29, 2019) Report from the Senior Manager, Heritage Preservation Services, Urban Design, City Planning

## Summary

This report recommends that City Council approve the proposed alterations for the heritage property at 421 Roncesvalles Avenue, in connection with the proposed redevelopment of the site and in accordance with the plans and drawings prepared by Superkul Architects, submitted with the Heritage Impact Assessment prepared by ERA Architects, Inc., dated May 7, 2019 (the "Revised Plans"). The applicant has appealed its Zoning By-law Amendment application and demolition permit application to the Local Planning Appeal Tribunal ("LPAT"), which has consolidated these two appeals.

This report also recommends that City Council give authority to enter into a Heritage Easement Agreement for the property which is designated under Part IV of the Ontario Heritage Act.

As part of the Revised Plans, the existing property at 421 Roncesvalles Avenue will be conserved and incorporated into the redevelopment. The new development adds three additional stories to the existing heritage property for a total of five stories (plus mechanical penthouse) and incorporates a minimum 3.5 metres step back from Roncesvalles Avenue and a minimum 1 metre step back from Howard Park Avenue. The two street facing facades and the south (side) façade will be retained in situ. The rear (east) wall will be partially retained (not a heritage attribute) and the rest of the rear (east) wall will be dismantled and partially reconstructed.

The conservation strategy will not significantly impact the three dimensional form of the buildings as viewed from the public realm. Should the alterations to the subject property be approved, staff recommend that the property owner be required to enter into a Heritage

Easement Agreement for the property at 421 Roncesvalles Avenue in order to ensure the long-term protection of the heritage property.

### **Background Information**

(May 29, 2019) Report and Attachments 1-3 from the Senior Manager, Heritage Preservation Services, Urban Design, City Planning - Alterations to a Designated Heritage Property at 421 Roncesvalles Avenue and Authority to Enter into Heritage Easement Agreement at 421 Roncesvalles Avenue  
(<http://www.toronto.ca/legdocs/mmis/2019/pb/bgrd/backgroundfile-133973.pdf>)

### **Speakers**

Emma Cohlmeier, ERA Architects