



Decision Letter

Toronto Preservation Board

Meeting No.	15	Contact	Ellen Devlin, Committee Administrator
Meeting Date	Thursday, July 2, 2020	Phone	416-392-7033
Start Time	9:30 AM	E-mail	teycc@toronto.ca
Location	Video Conference	Chair	Ms. Sandra Shaul

PB15.2	ACTION	Adopted		Ward: 10
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Alterations to a Heritage Property and Authority to Enter into a Heritage Easement Agreement - 582 King Street West

Board Recommendations

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 582 King Street West, including 590 and 592 King Street West and 471 and 473 Adelaide Street West, in accordance with Section 33 of the Ontario Heritage Act to allow for the construction of a mixed use building that includes alterations to the heritage buildings in conjunction with an appeal to the Local Planning Appeal Tribunal (LPAT) for the requested amendment to the Zoning By-law for the lands municipally known as 582 King Street West, including 590 and 592 King Street West and 471 and 473 Adelaide Street West (collectively the “Lands”) comprised of the revised plans and drawings prepared by KFA Architects and Planners Inc. dated March 13, 2020 and the Heritage Impact Assessment (HIA) prepared by GBCA Architects dated February 28, 2020, both on file with the Senior Manager, Heritage Planning, Urban Design, City Planning, all subject to and in accordance with a Conservation Plan satisfactory to the Senior Manager, Heritage Planning, Urban Design, City Planning Senior Manager, Heritage Planning, Urban Design, City Planning and subject to the following additional conditions:

a. Prior to issuance of an Local Planning Appeal Tribunal (LPAT) order for the Zoning By-law Amendment for the Lands, the owner shall:

1. Enter into a Heritage Easement Agreement with the City for the property at 582 King Street West, including 590 and 592 King Street West and 471 and 473 Adelaide Street West, substantially in accordance with plans and drawings prepared by KFA Architects and Planners Inc. dated March 13, 2020, and the Heritage Impact Assessment (HIA) prepared by GBCA Architects dated February 28, 2020, 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 Planning, Urban Design, City Planning including execution of such agreement to the satisfaction of the City Solicitor.

2. The owner shall 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 the Lands dated February 28, 2020, to

the satisfaction of the Senior Manager, Heritage Planning, Urban Design, City Planning.

3. Withdraw their appeal(s) of the King-Spadina Heritage Conservation District Plan, 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.

b. Prior to Final Site Plan approval in connection with the Zoning By-law Amendment for the Lands, or any part of the Lands, 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 Planning, Urban Design, City Planning.

2. Provide an Interpretation Plan for the subject property to the satisfaction of the Senior Manager, Heritage Planning, Urban Design, City Planning and thereafter shall implement such Plan to the satisfaction of the Senior Manager, Heritage Planning, Urban Design, City Planning.

3. Provide a Heritage Lighting Plan that describes how the buildings on the subject property will be sensitively illuminated to enhance its heritage character to the satisfaction of the Senior Manager, Heritage Planning, Urban Design, City Planning and thereafter shall implement such Plan to the satisfaction of the Senior Manager, Heritage Planning, Urban Design, City Planning.

c. Prior to the issuance of any permit for all, or any part of the Lands, 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 Planning, Urban Design, City Planning, the owner shall:

1. Obtain final approval for the necessary Zoning By-law amendment required for the alterations to the Lands, where such amendments to have been approved by City Council and by the Local Planning Appeal Tribunal (LPAT) Order and such amendments have come into effect in a form and with content acceptable to the City.

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 Planning, 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 Planning, Urban Design, City Planning to secure all work included in the approved Conservation Plan, Heritage Lighting Plan and Interpretation Plan.

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, lighting and interpretation has been completed in accordance with the relevant approved plans and that an appropriate standard of conservation has been maintained, all to the satisfaction of the Senior Manager, Heritage Planning, Urban Design, City Planning.

2. Provide replacement Heritage Easement Agreement photographs to the satisfaction of the Senior Manager, Heritage Planning, Urban Design, City Planning.

2. City Council authorize the entering into of a Heritage Easement Agreement under Section 37 of the Ontario Heritage Act with the owner of the property at 582 King Street West, including 590 and 592 King Street West and 471 and 473 Adelaide Street West, in a form and with content satisfactory to the City Solicitor and Chief Planner and Executive Director, City Planning.

3. City Council authorize the City Solicitor to introduce the necessary bill in Council authorizing the entering into of a Heritage Easement Agreement for the property at 582 King Street West, including 590 and 592 King Street West and 471 and 473 Adelaide Street West.

Origin

(June 8, 2020) Report from the Senior Manager, Heritage Planning, Urban Design, City Planning

Summary

This report recommends that City Council approve the alterations proposed for the property at 582 King Street West, including 590 and 592 King Street West and 471 and 473 Adelaide Street West, in accordance with Section 33 of the Ontario Heritage Act to allow for the construction of a mixed use building over the heritage buildings on the site as per the revised plans and drawings submitted to the City in conjunction with an appeal to the Local Planning Appeal Tribunal ("LPAT") of an application to amend the Zoning By-law.

Background Information

(June 8, 2020) Report and Attachments 1-5 from the Senior Manager, Heritage Planning, Urban Design, City Planning - Alterations to a Heritage Property and Authority to Enter into a Heritage Easement Agreement - 582 King Street West
(<http://www.toronto.ca/legdocs/mmis/2020/pb/bgrd/backgroundfile-148061.pdf>)

Speakers

Christopher Borgal, GBCA Architects