



Decision Letter

Toronto Preservation Board

Meeting No.	16	Contact	Ellen Devlin, Committee Administrator
Meeting Date	Thursday, August 27, 2020	Phone	416-392-7033
Start Time	9:30 AM	E-mail	teycc@toronto.ca
Location	Committee Room 2, City Hall	Chair	Sandra Shaul

PB16.9	ACTION	Adopted		Ward: 11
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Intention to Designate under Part IV, Section 29 of the Ontario Heritage Act, Alterations to Designated Heritage Properties and Authority to Enter into Heritage Easement Agreements - 117 St George Street

Board Decision

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

1. City Council state its intention to designate the property at 117 St George Street (including an entrance address at 119 St George Street) under Part IV, Section 29 of the Ontario Heritage Act in accordance with the Statement of Significance: 117 St George Street (Reasons for Designation) attached as Attachment 4 to the report (August 7, 2020) from the Senior Manager, Heritage Planning, Urban Design, City Planning.
2. If there are no objections to the designation, City Council authorize the City Solicitor to introduce the bills in Council designating the property under Part IV, Section 29 of the Ontario Heritage Act.
3. If there are objections to the designation, City Council direct the City Clerk to refer the designations to the Conservation Review Board.
4. 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.
5. City Council authorize the entering into Heritage Easement Agreement(s) under Section 37 of the Ontario Heritage Act with the owner of 117 St George Street in a form and content satisfactory to the City Solicitor and the Chief Planner and Executive Director, City Planning.
6. City Council authorize the City Solicitor to introduce the necessary bill in Council authorizing the entering into Heritage Easement Agreement(s) for the property at 117 St George Street.
7. City Council approve the alterations to the heritage property at 117 St George Street in accordance with Section 33 of the Ontario Heritage Act, to allow for alterations to the heritage property on the lands known municipally as 117 St George Street, with such alterations substantially in accordance with plans and drawings prepared by Kongats Architects, dated

September 18, 2019, and on file with the Senior Manager, Heritage Planning, Urban Design, City Planning and the Heritage Impact Assessment (HIA), dated September 18, 2019, prepared by ERA Architects Inc., and 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, 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 Planning, Urban Design, City Planning.

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 property at 117 St George Street, substantially in accordance with plans and drawings prepared by Kongats Architects, dated September 18, 2019, and on file with the Senior Manager, Heritage Planning, Urban Design, City Planning and the Heritage Impact Assessment (HIA), dated September 18, 2019, prepared by ERA Architects Inc., subject to and in accordance with the approved Conservation Plan required in Recommendation 7.b.2. below, 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. 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 117 St George Street, prepared by ERA Architects Inc., dated September 18, 2019, all to the satisfaction of the Senior Manager, Heritage Planning, Urban Design, City Planning.

c. That prior to final Site Plan approval, for the development contemplated for 117 St George Street, the owner shall:

1. Provide final site plan drawings substantially in accordance with the approved Conservation Plan required in Recommendation 7.b.2. above, to the satisfaction of the Senior Manager, Heritage Planning, Urban Design, City Planning.

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 Planning, Urban Design, City Planning and thereafter shall implement such Plan to the satisfaction of the Senior Manager, Heritage Planning, Urban Design, City Planning.

4. Provide an Interpretation Plan for the subject properties, 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.

5. Provide a detailed Landscape Plan for the subject property satisfactory to the Senior Manager, Heritage Planning, Urban Design, City Planning.

d. That prior to the issuance of any permit for all or any part of the property at 117 St George 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 Planning, Urban Design, City Planning, 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 7.b.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 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, and approved Interpretation Plan.
4. Provide full documentation of the existing heritage property at 117 St George Street, 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 Planning, Urban Design, City Planning.

e. That prior to the release of the Letter of Credit required in Recommendation 7.d.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 and the required interpretive work has been completed in accordance with the Conservation Plan and Interpretation Plan 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.

Decision Advice and Other Information

Loryssa Quattrociocchi, Heritage Assistant Planner, and Dan Dibartolo, Heritage Senior Planner, Heritage Preservation, Urban Design, City Planning gave a presentation on - Intention to Designate under Part IV, Section 29 of the Ontario Heritage Act, Alterations to Designated Heritage Properties and Authority to Enter into Heritage Easement Agreements - 117 St George Street.

Origin

(August 7, 2020) Report from the Senior Manager, Heritage Planning, Urban Design, City Planning

Summary

Woodsworth College at 117 St George Street (including the entrance address at 119 St George Street) is located on the east side of St George Street between Bloor Street West and Hoskin Avenue. It contains a collection of one-, two- and three-storey institutional buildings owned by the University of Toronto, including the Alexander McArthur House, Kruger Hall (former Drill Hall), the former Canadian Officers Training Corps ("COTC"), the Margaret Fletcher House, an L-shaped addition (constructed in 1992 by KPMB and Barton Myers Associates Inc.), and the Peter F. Bronfman Courtyard. The property was identified as a "character-defining resource" in the Heritage Impact Assessment for the University of Toronto Secondary Plan.

This report recommends that City Council state its intention to designate 117 St George Street under Part IV, Section 29 of the Ontario Heritage Act. This report also recommends that City Council approve the proposed alterations for the heritage property at 117 St George Street, in connection with a Zoning Bylaw Amendment Application proposing a 6 storey redevelopment of the site that will contain classrooms, student event spaces, a library and office uses and give authority to enter into Heritage Easement Agreement for the subject property.

The conservation strategy for the heritage properties entirely retains the Alexander McArthur House, the west elevation of the Canadian Officers Training Corps ("COTC") addition, as well all courtyard facing elevations of the 1992 KPMB and Barton Myers addition, while removing the significantly altered Kruger Hall and the Margaret Fletcher House to accommodate construction of a new academic building.

Background Information

(August 7, 2020) Report and Attachments 1-5 from the Senior Manager, Heritage Planning, Urban Design, City Planning - Intention to Designate under Part IV, Section 29 of the Ontario Heritage Act, Alterations to Designated Heritage Properties and Authority to Enter into Heritage Easement Agreements - 117 St George Street

<http://www.toronto.ca/legdocs/mmis/2020/pb/bgrd/backgroundfile-155614.pdf>

(August 26, 2020) Presentation from the Heritage Planner, Heritage Preservation, Urban Design, City Planning - Intention to Designate under Part IV, Section 29 of the Ontario Heritage Act, Alterations to Designated Heritage Properties and Authority to Enter into Heritage Easement Agreements - 117 St George Street

<http://www.toronto.ca/legdocs/mmis/2020/pb/bgrd/backgroundfile-156113.pdf>

Communications

(August 26, 2020) Submission from Thomas Payne, Thomas Payne Architects Inc. (PB.Supp.PB16.9.1)

<http://www.toronto.ca/legdocs/mmis/2020/pb/comm/communicationfile-117801.pdf>

Speakers

Graeme Stewart, Principal Planner, ERA Architects Inc.