



Decision Letter

Toronto Preservation Board

Meeting No.	18	Contact	Ellen Devlin, Committee Administrator
Meeting Date	Friday, October 30, 2020	Phone	416-392-7033
Start Time	9:30 AM	E-mail	teycc@toronto.ca
Location	Video Conference	Chair	Sandra Shaul

PB18.6	ACTION	Adopted		Ward: 13
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Inclusion on the City of Toronto's Heritage Register, Intention to Designate under Part IV, Section 29 of the Ontario Heritage Act, Alterations to a Heritage Property and Authority to Enter into a Heritage Easement Agreement - 60 Queen Street East and 131, 133 and 135 Church Street

Board Decision

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

1. City Council include the properties at 60 Queen Street East and 131,133 and 135 Church Street on the City of Toronto's Heritage Register.
2. City Council state its intention to designate the properties at 60 Queen Street East and 131,133 and 135 Church Street under Part IV, Section 29 of the Ontario Heritage Act in accordance with the Statements of Significance: 60 Queen Street East (Reasons for Designation), 131 Church Street (Reasons for Designation), 133 Church Street (Reasons for Designation) and 135 Church Street (Reasons for Designation) attached as Attachments 5-8 to the report, October 9, 2020, from the Senior Manager, Heritage Planning, Urban Design, City Planning.
3. If there are no objections to the designations in accordance with 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 the Ontario Heritage Act, City Council direct the City Clerk to refer the designations to the Conservation Review Board.
5. If the designations are 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.
6. City Council approve the alterations to the heritage properties at properties at 60 Queen Street East and 131,133 and 135 Church Street, in accordance with Section 33 of the Ontario Heritage Act, to allow for the construction of a 57-storey tower on the lands known municipally as 60 Queen Street East, with such alterations substantially in accordance with

plans and drawings dated January 31st, 2020 prepared by Core Architects, and on file with the Senior Manager, Heritage Planning, Urban Design, City Planning; and the Heritage Impact Assessment, prepared by Goldsmith Borgal and Company Ltd. Architects (first issued January 25th, 2018, final issue (5th) January 31st, 2020) 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 have been enacted by the City Council and have come into full force and effect in a form and with content acceptable to the 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 properties at 60 Queen Street East and 131, 133 and 135 Church Street in accordance with the plans and drawings dated January 31st 2020, prepared by Core Architects, and on file with the Senior Manager, Heritage Planning, Urban Design, City Planning, the Heritage Impact Assessment prepared by Goldsmith Borgal and Company Ltd. Architects, dated January 25, 2018, with an addendum dated June 12, 2019, and in accordance with the Conservation Plan required in Recommendation 6.b.2 to the satisfaction of the Senior Manager, Heritage Planning, Urban Design, City Planning 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 prepared by Goldsmith Borgal and Company Ltd. Architects (first issued January 25th, 2018, final issue (5th) January 31st, 2020) to the satisfaction of the Senior Manager, Heritage Planning, Urban Design, City Planning.

c. That prior to final Site Plan approval for the proposed Zoning By-law Amendment by City Council for the property located at 60 Queen Street East, the owner shall:

1. Provide final site plan drawings substantially in accordance with the approved Conservation Plan required in Recommendation 6.b.2 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 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.

4. Submit a Signage Plan to the satisfaction of the Senior Manager, Heritage Planning, Urban Design, City Planning.

5. 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.

d. That prior to the issuance of any permit for all or any part of the property at 60 Queen Street East, 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. Provide building permit drawings, including notes and specifications for the conservation and protective measures keyed to the approved Conservation Plan required in Recommendation 6.b.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.

2. 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.

e. That prior to the release of the Letter of Credit required in Recommendation 6.d.2, 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.

7. 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 at 60 Queen Street East and 131, 133 and 135 Church Street in a form and content satisfactory to the City Solicitor and the Chief Planner and Executive Director, City Planning.

8. City Council authorize the City Solicitor to introduce the necessary bill in Council authorizing the entering into of a Heritage Easement Agreement for the properties at 60 Queen Street East and 131, 133 and 135 Church Street.

Decision Advice and Other Information

Liz McFarland, Heritage Planner and Guy Zimmerman, Heritage Planner, Heritage Preservation, Urban Design, City Planning gave a presentation on Inclusion on the City of Toronto's Heritage Register, Intention to Designate under Part IV, Section 29 of the Ontario Heritage Act, Alterations to a Heritage Property and Authority to Enter into a Heritage Easement Agreement - 60 Queen Street East and 131, 133 and 135 Church Street.

Origin

(October 9, 2020) Report from the Senior Manager, Heritage Planning, Urban Design, City

Planning

Summary

This report recommends that City Council include the properties at 60 Queen Street East and 131,133 and 135 Church Street on the City of Toronto's Heritage Register, state its intention to designate the properties under Part IV, Section 29 of the Ontario Heritage Act, approve the proposed alterations to the heritage properties located within the proposed development site at 60 -64 Queen Street East and 131-135 Church Street, linked with the proposed redevelopment of the site, and that Council grant authority to enter into a Heritage Easement Agreement for the subject properties. Together, the properties at 60 Queen Street East and 131, 133 and 135 Church Street remain one of the last intact groups of contiguous 19th and early-20th century buildings along the east side of Church Street in the Garden District neighbourhood. These properties, located on what was once one of the city's most desirable streets, were originally occupied by professionals, including doctors, lawyers and Toronto's 21st Mayor, Angus Morrison.

The proposed development comprises a three-storey podium and 57-storey tower for mixed-use development with residential space and commercial space, including both office and retail uses. The proposal entails demolition of 64 Queen Street East and the partial retention of 60 Queen Street East and 131, 133 and 135 Church Street. The west elevations of the three buildings on Church Street and south elevation of the building on Queen Street East will be retained in situ with partially retained common walls and returns to retain the three dimensional character of the buildings.

Background Information

(October 9, 2020) Report and Attachments 1-9 from the Senior Manager, Heritage Planning, Urban Design, City Planning on Inclusion on the City of Toronto's Heritage Register, Intention to Designate under Part IV, Section 29 of the Ontario Heritage Act, Alterations to a Heritage Property and Authority to Enter into a Heritage Easement Agreement - 60 Queen Street East and 131, 133 and 135 Church Street

<http://www.toronto.ca/legdocs/mmis/2020/pb/bgrd/backgroundfile-157535.pdf>

(October 29, 2020) Presentation from Senior Manager, Heritage Planning, Urban Design, City Planning - Inclusion on the City of Toronto's Heritage Register, Intention to Designate under Part IV, Section 29 of the Ontario Heritage Act, Alterations to a Heritage Property and Authority to Enter into a Heritage Easement Agreement -60 Queen Street East and 131, 133 and 135 Church Street (Ward 13)

<http://www.toronto.ca/legdocs/mmis/2020/pb/bgrd/backgroundfile-157969.pdf>

Communications

(October 29, 2020) Submission from Emad Ghattas (PB.Supp.PB18.6.1)

<http://www.toronto.ca/legdocs/mmis/2020/pb/comm/communicationfile-122657.pdf>

Speakers

Emad Ghattas