

Sandra Shaul  
Chair, Toronto Preservation Board  
c/o Ellen Devlin, Committee Administrator  
teycc@toronto.ca

January 31, 2020

Ellen Devlin, Administrator  
Toronto and East York Community Council  
2nd floor, West Tower, City Hall  
100 Queen St. W.  
Toronto, ON M5H 2N2  
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Dear Councillor Perks, Chair, and Members of the Toronto and East York Community Council

RE: TEY13.7 : 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 at 191, 193, 195 and 197 Church Street

At its meeting of January 27, 2020, the Toronto Preservation Board reviewed the above staff report as item PB 13.5. The Board voted unanimously to adopt Recommendations 1, 2, 3 and 4 of the report, which concern the designation of 191, 193, 195 and 197 Church Street. However, after very lengthy debate, the Board did not adopt recommendations 5, 6 and 7 that relate to the alterations to a heritage property and authority to enter into a heritage easement agreement.

The Board did not adopt the recommendations concerning the alterations to the heritage property and the heritage easement agreement as the material provided by Staff did not clearly show the new development within an area plan, or in the absence of an area plan, within the existing context and that which is planned.

As a result, the Board could not reasonably consider how the construction of a 39-storey tower behind the heritage buildings would affect the visual relationships with St. Michael's Cathedral Basilica directly across the road. For example, no three-dimensional modelling or other studies were presented to the Board to demonstrate the compatibility of the proposed development with its built-form context. The heritage buildings were sensitively built to relate to the Cathedral. Upon questioning the applicant and Staff, it was not clear to the Board that consideration of the visual relationships with and in proximity to the Cathedral were considered as thoroughly and in a similar manner to the St. James Cathedral development relationship.

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In summary, the Board strongly supports the designation of the heritage town houses; however, it feels more consideration of the effect of the proposed development on the cultural heritage landscape associated with the adjacent heritage landmark St. Michael's Cathedral site is required before consideration of the alterations and heritage easement recommendations contained in item TEY13.7.

Yours sincerely,

A handwritten signature in cursive script that reads "Sandra Shaul". The signature is written in black ink and is positioned below the closing "Yours sincerely,".

Sandra Shaul  
Chair, Toronto Preservation Board