



Decision Letter

Toronto Preservation Board

Meeting No.	20	Contact	Ellen Devlin, Committee Administrator
Meeting Date	Friday, January 29, 2021	Phone	416-392-7033
Start Time	9:30 AM	E-mail	teycc@toronto.ca
Location	Video Conference	Chair	Sandra Shaul

PB20.1	ACTION	Adopted		Ward: 13
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Alterations to a Designated Heritage Property and Amendment of a Heritage Easement Agreement - 314 Jarvis Street

Board Decision

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 314 Jarvis Street, in accordance with Section 33 of the Ontario Heritage Act, to allow for the construction of a new mixed-use development incorporating the heritage building on the lands known municipally in the year 2021 as 308, 310, 312, 314 Jarvis Street and 225 Mutual Street, with such alterations substantially in accordance with plans and drawings dated August 21, 2020, prepared by Turner Fleischer Architects Inc., and on file with the Senior Manager, Heritage Planning, Urban Design, City Planning and the Reconstruction Plan prepared by Goldsmith Borgal and Company Ltd. Architects, dated December 2, 2020, and on file with the Senior Manager, Heritage Planning, Urban Design, City Planning, all satisfactory to the Senior Manager, Heritage Planning, Urban Design, City Planning and subject to the following conditions:

a. That the related site specific Zoning By-law Amendment giving rise to the proposed alterations has been enacted by the City Council and has 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. Amend the existing Heritage Easement Agreement for the property at 314 Jarvis Street in accordance with the plans and drawings dated August 21, 2020, prepared by Turner Fleischer Architects Inc., and on file with the Senior Manager, Heritage Planning, Urban Design, City Planning and in accordance with the Reconstruction Plan prepared by Goldsmith Borgal and Company Ltd. Architects, dated December 2, 2020, and on file with the Senior Manager, Heritage Planning, Urban Design, City Planning, all to the satisfaction of the Senior Manager, Heritage Planning, Urban Design, City Planning including registration of such amending agreement to the satisfaction of the City Solicitor.

c. That prior to final Site Plan approval for the Zoning By-law Amendment by City Council, for the property located at 308, 310, 312, 314 Jarvis Street and 225 Mutual Street the owner shall:

1. Provide final site plan drawings substantially in accordance with the approved Reconstruction Plan prepared by Goldsmith Borgal and Company Ltd. Architects, dated December 2, 2020, and on file with the Senior Manager, Heritage Planning, satisfactory to the Senior Manager, Heritage Planning, Urban Design, City Planning.
2. Obtain 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. Provide a detailed landscape plan for the subject property, satisfactory to 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.
6. Submit a Signage 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 314 Jarvis 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. Obtain 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 Reconstruction Plan prepared by Goldsmith Borgal and Company Ltd. Architects, dated December 2, 2020, and on file with the Senior Manager, Heritage Planning, 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 Reconstruction Plan, Lighting Plan and Interpretation Plan.
4. Provide full documentation of the existing heritage property, 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 1.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 Reconstruction 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.

2. City Council authorize the City Solicitor to amend the existing Heritage Easement Agreement, registered on the title for the heritage property at 314 Jarvis Street, Instrument No. CA70417, dated January 12, 1990 and amended Heritage Easement Agreement, Instrument No. CA183852, dated March 31, 1992 and on file with the Senior Manager, Heritage Planning, Urban Design, City Planning.

3. City Council authorize the City Solicitor to introduce any necessary bill in Council to amend the Heritage Easement Agreement.

Decision Advice and Other Information

Kristen Flood, Planner, Heritage Preservation, Urban Design, City Planning gave a presentation on Alterations to a Designated Heritage Property and Amendment of a Heritage Easement Agreement - 314 Jarvis Street.

Origin

(January 12, 2021) Report from the Senior Manager, Heritage Planning, Urban Design, City Planning

Summary

This report recommends that City Council approve the alterations proposed for the Dr. Charles Sheard House at 314 Jarvis Street (designated under Part IV of the Ontario Heritage Act), in connection with the development of the subject property and that Council grant authority to amend the existing Heritage Easement Agreement for the subject property.

The Dr. Charles Sheard House was damaged extensively by two fires. The remaining portions of the building will be retained and the missing portions will be reconstructed. A rear addition will connect the heritage building to a 34-storey mixed-use building to the west with a ten-storey base fronting onto Jarvis Street.

Background Information

(January 12, 2021) Report and Attachments 1-3 from the Senior Manager, Heritage Planning, Urban Design, City Planning - Alterations to a Designated Heritage Property and Amendment of a Heritage Easement Agreement - 314 Jarvis Street

<http://www.toronto.ca/legdocs/mmis/2021/pb/bgrd/backgroundfile-160008.pdf>

Attachment 1 - Part 1

<http://www.toronto.ca/legdocs/mmis/2021/pb/bgrd/backgroundfile-160103.pdf>

Attachment 1 - Part 2

<http://www.toronto.ca/legdocs/mmis/2021/pb/bgrd/backgroundfile-160104.pdf>

Attachment 1 - Part 3

<http://www.toronto.ca/legdocs/mmis/2021/pb/bgrd/backgroundfile-160093.pdf>

Attachment 2 - Part 1

<http://www.toronto.ca/legdocs/mmis/2021/pb/bgrd/backgroundfile-160118.pdf>

Attachment 2 - Part 2

<http://www.toronto.ca/legdocs/mmis/2021/pb/bgrd/backgroundfile-160119.pdf>

Attachment 2 - Part 3

<http://www.toronto.ca/legdocs/mmis/2021/pb/bgrd/backgroundfile-160120.pdf>

Attachment 3

<http://www.toronto.ca/legdocs/mmis/2021/pb/bgrd/backgroundfile-160094.pdf>

(January 28, 2021) Presentation on Alterations to a Designated Heritage Property and
Amendment of a Heritage Easement Agreement - 314 Jarvis Street

<http://www.toronto.ca/legdocs/mmis/2021/pb/bgrd/backgroundfile-162990.pdf>

Communications

(January 27, 2021) Submission from Sharon Vattay, GBCA (Goldsmith Borgal and Company
Ltd. Architects) (PB.Supp)

<http://www.toronto.ca/legdocs/mmis/2021/pb/comm/communicationfile-126569.pdf>

Speakers

Sharon Vattay, Principal, Goldsmith Borgal and Company Ltd. Architects (GBCA)

Neil Pattison, Senior Vice President Development, Graywood Group