



Decision Letter

Toronto Preservation Board

Meeting No.	21	Contact	Ellen Devlin, Committee Administrator
Meeting Date	Wednesday, February 17, 2021	Phone	416-392-7033
Start Time	9:30 AM	E-mail	teycc@toronto.ca
Location	Video Conference	Chair	Sandra Shaul

PB21.2	ACTION	Adopted		Ward: 4
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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 - 2946 Dundas Street West

Board Decision

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

1. City Council include the property at 2946 Dundas Street West (with entrance addresses at 2948, 2950 and 2952) on the City of Toronto's Heritage Register.
2. City Council state its intention to designate the property at 2946 Dundas Street West (with entrance addresses at 2948, 2950 and 2952) under Part IV, Section 29 of the Ontario Heritage Act in accordance with the Statement of Significance (Reasons for Designation) in Attachment 4 attached to the report (January 25, 2021) from the Senior Manager, Heritage Planning, Urban Design, City Planning.
3. If there are no objections to the designation, City Council authorize the City Solicitor to introduce the bill in Council designating the properties under Part IV, Section 29 of the Ontario Heritage Act.
4. If there are objections to the designation, City Council direct the City Clerk to refer the designation to the Conservation Review Board.
5. 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.
6. City Council authorize the entering into of Heritage Easement Agreement(s) under Section 37 of the Ontario Heritage Act with the owner of 2946 Dundas Street West (with entrance addresses at 2948, 2950 and 2952) in a form and content satisfactory to the City Solicitor and the Chief Planner and Executive Director, City Planning.
7. 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 2946 Dundas

Street West (with entrance addresses at 2948, 2950 and 2952).

8. City Council approve the alterations to the heritage property at 2946 Dundas Street West (with entrance addresses at 2948, 2950 and 2952) in accordance with Section 33 of the Ontario Heritage Act, to allow for the construction of an 8-storey mixed use building on these lands, with such alterations substantially in accordance with plans and drawings dated November 13, 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 dated May 28, 2020 and the addendum dated November 13, 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 property at 2946 (entrance addresses at 2948, 2950 and 2952) Dundas Street West in accordance with plans and drawings dated November 13, 2020 prepared by Core Architects, and on file with the Senior Manager, Heritage Planning; and the Heritage Impact Assessment, prepared by Goldsmith Borgal and Company Ltd. Architects dated May 28, 2020 and the addendum dated November 13, 2020 and on file with the Senior Manager, Heritage Planning, Urban Design, City Planning, all subject to and in accordance with a Conservation Plan required in Recommendation 8.b.2 below 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 consultant, that is consistent with the conservation strategy set out in the Heritage Impact Assessment prepared by Goldsmith Borgal and Company Ltd. Architects dated May 28 2020 and the addendum dated November 13, 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 2946 Dundas Street West (entrance addresses at 2948, 2950 and 2952), the owner shall:

1. Provide final site plan drawings substantially in accordance with the approved Conservation Plan required in Recommendation 8.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 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 2946 Dundas Street West (entrance addresses at 2948, 2950 and 2952), 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. Provide building permit drawings, including notes and specifications for the conservation and protective measures keyed to the approved Conservation Plan required in Recommendation 8.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.

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.

3. Provide full documentation of the existing heritage property at 2946 Dundas Street West (entrance addresses at 2948, 2950 and 2952), 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 8.b.2 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

Liz McFarland, Planner and Nathan Bortolin, Assistant 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 - 2946 Dundas Street West.

Origin

(January 25, 2021) Report from the Senior Manager, Heritage Planning, Urban Design, City Planning

Summary

This report recommends that City Council state its intention to designate the property at 2946 Dundas Street West (including the entrance addresses at 2948, 2950 and 2952) under Part IV, section 29 of the Ontario Heritage Act, approve the proposed alterations, and grant authority to enter into a Heritage Easement Agreement for the subject property.

The property at 2946 Dundas Street West (with entrance addresses at 2948, 2950 and 2952) is located on the north side of the street, between Pacific Avenue and Medland Street in the Junction neighbourhood. Constructed in 1921, the William Rowntree Block is a fine example of the Neo-Gothic style building, designed by the Junction-based architectural partnership of Smith & Wright. It is associated with the history of original owner William Rowntree who was a long-time local resident and business owner on this section of Dundas Street West. Situated at the heart of the historic West Toronto Junction, the design, scale, form and materials of the building at 2946 Dundas Street West contributes to and maintains the character of the late 19th and early 20th century Main Street streetscape, where it is historically, visually, physically and functionally linked to the Junction neighbourhood's context.

The property is located within The Junction Phase 1 Heritage Conservation District (HCD) Study Area that has been authorized by City Council and prioritized for study in City Planning's Study Work program.

The proposed development site is located at 2946-2968 Dundas Street West and involves the retention of the building at 2946 Dundas Street West, known as the William Rowntree Block, demolition of existing buildings and structures from 2956-2968 Dundas Street West and construction of a new infill 8-storey mixed-use building.

The proposed new infill 8-storey building has been designed to respect the mid-rise three-storey massing of the William Rowntree Block and to appear as multiple buildings along Dundas Street West with a street wall ranging from four to five stories in height, and with datum lines that aligned with the Rowntree Block. The proposed upper stories are to be stepped back at fourth floor level by approximately 5.4m from the front and 5.5m from east side with further step backs at sixth and eighth floor levels in order to lessen their visual impact from the public realm and on the existing Rowntree Block. Heritage Planning staff have reviewed the proposed development against applicable heritage policies and are satisfied that existing neighbourhood character and heritage resources will be appropriately conserved. Staff support the proposed conservation strategy.

Background Information

(January 25, 2021) Report and Attachments 1 - 5 from the 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 - 2946 Dundas Street West

<http://www.toronto.ca/legdocs/mmis/2021/pb/bgrd/backgroundfile-163022.pdf>

(February 16, 2021) 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 -2946 Dundas Street West

<http://www.toronto.ca/legdocs/mmis/2021/pb/bgrd/backgroundfile-164231.pdf>

Communications

(February 15, 2021) Letter from Emad Ghattas, GBCA Architects (PB.Supp)

<http://www.toronto.ca/legdocs/mmis/2021/pb/comm/communicationfile-127820.pdf>

Speakers

Emad Ghattas, GBCA Architects