



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

PB21.4	ACTION	Adopted		Ward: 10
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Intention to Designate under Part IV, Section 29 of the Ontario Heritage Act, Alterations to a Designated Heritage Property, and Authority to Enter into a Heritage Easement Agreement - 938, 944, and 950 King Street West and 95, 97, and 99 Strachan Avenue

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 properties at 938, 944, and 950 King Street West and 95, 97, and 99 Strachan Avenue 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.
2. If there are no objections to the designation in accordance with Section 29(6) of the Ontario Heritage Act, 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 in accordance with Section 29(7) of the Ontario Heritage Act, City Council direct the City Clerk to refer the designation to the Conservation Review Board.
4. 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.
5. City Council authorize the entering into Heritage Easement Agreement under Section 37 of the Ontario Heritage Act with the owner of 938, 944, and 950 King Street West and 95, 97, and 99 Strachan Avenue 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 for the properties at 938, 944, and 950 King Street West and 95, 97, and 99 Strachan Avenue.

7. City Council approve the alterations to the heritage properties at 938, 944, and 950 King Street West and 95, 97, and 99 Strachan Avenue in accordance with Section 33 of the Ontario Heritage Act, to allow for alterations, with such alterations substantially in accordance with plans and drawings prepared by Sweeney and Co. Architects and submitted in conjunction with the Heritage Impact Assessment (HIA), dated January 14, 2021, 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 permitting 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 properties at 938, 944, and 950 King Street West and 95, 97, and 99 Strachan Avenue in accordance with the plans and drawings prepared by Sweeney and Co. Architects and submitted in conjunction with the Heritage Impact Assessment (HIA), dated January 14, 2021, prepared by ERA Architects Inc. and on file with the Senior Manager, Heritage Planning, Urban Design, City Planning, and subject to and in accordance with the Conservation Plan required in Recommendation 7.b.2 below, all 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 substantially in accordance with the conservation strategy set out in the Heritage Impact Assessment for 938, 944, and 950 King Street West and 95, 97, and 99 Strachan Avenue, prepared by ERA Architects Inc., dated January 14, 2021, 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 938, 944, and 950 King Street West and 95, 97, and 99 Strachan Avenue, 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 properties, 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 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 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.

d. That prior to the issuance of any permit for all or any part of the properties at 938, 944, and 950 King Street West and 95, 97, and 99 Strachan Avenue, 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 properties, 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, 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 properties at 938, 944, and 950 King Street West and 95, 97, and 99 Strachan Avenue, 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 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

Dan Dibartolo, Heritage Senior Planner and Loryssa Quattrociocchi, Heritage Assistant 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 a

Designated Heritage Property, and Authority to Enter into a Heritage Easement Agreement - 938, 944, and 950 King Street West and 95, 97, and 99 Strachan Avenue.

Origin

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

Summary

The properties at 938, 944, and 950 King Street West and 95, 97, and 99 Strachan Avenue are on the northeast corner of King Street West and Strachan Avenue. They comprise four 2.5-storey semi-detached townhouses (938-944 King Street West), a three-storey building (950 King Street West), and three 2.5-storey attached townhouses (95-99 Strachan Avenue). They are all fashioned in the Queen Anne Revival and Richardsonian Romanesque styles and were designed by the architect Frederick Henry Herbert (1865-1914). The subject properties were constructed in three stages: 950 King Street West in 1889-90, 95-99 Strachan Avenue in 1897, and 938-944 King Street West in 1902 and are listed on the City of Toronto's Heritage Register.

This report recommends that City Council state its intention to designate 938, 944, and 950 King Street West and 95, 97, and 99 Strachan Avenue under Part IV, Section 29 of the Ontario Heritage Act. This report also recommends that City Council approve the proposed alterations for these heritage properties in connection with the proposed redevelopment of the site, and give authority to enter into a Heritage Easement Agreement (HEA) with the property owner.

This application proposes to amend the Zoning By-law to permit a 14 storey, 49.9 metre tall, mixed-use building containing 191 residential units, 263 square metres of non-residential uses, and 14 underground vehicular parking spaces at 938-950 King Street West and 97-99 Strachan Avenue.

The proposal retains and incorporates the facades of the existing heritage properties along the King Street West and Strachan Avenue frontages. The tower is proposed to be stepped back 4.5 metre from the Strachan Avenue and King Street West facades at the fourth/roof level with a greater step back of 7.0 metres at the turret located at the southwest corner of the property. The interior of the building would be completely demolished and then rebuilt to 4.5 metres in depth in a form matching the existing heritage property. The project would also retain the return (side) walls in situ at the north and east elevations to a depth of 4.5 metres. No cantilever or other built form projections are proposed within the proposed step back.

Background Information

(January 25, 2021) 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 a Designated Heritage Property, and Authority to Enter into a Heritage Easement Agreement - 938, 944, and 950 King Street West and 95, 97, and 99 Strachan Avenue

<http://www.toronto.ca/legdocs/mmis/2021/pb/bgrd/backgroundfile-163018.pdf>

(February 16, 2021) Presentation on Intention to Designate under Part IV, Section 29 of the Ontario Heritage Act, Alterations to a Designated Heritage Property, and Authority to Enter into a Heritage Easement Agreement - 938, 944, and 950 King Street West and 95, 97, and 99 Strachan Avenue

<http://www.toronto.ca/legdocs/mmis/2021/pb/bgrd/backgroundfile-164233.pdf>

Communications

(February 12, 2021) Letter from Philip Evans, ERA Architects Ltd. (PB.Supp)

<http://www.toronto.ca/legdocs/mmis/2021/pb/comm/communicationfile-127819.pdf>

Speakers

Philip Evans, ERA Architects Inc.