



Decision Letter

Toronto Preservation Board

Meeting No.	22	Contact	Ellen Devlin, Committee Administrator
Meeting Date	Wednesday, March 24, 2021	Phone	416-392-7033
Start Time	9:30 AM	E-mail	hertpb@toronto.ca
Location	Video Conference	Chair	Sandra Shaul

PB22.1	ACTION	Adopted		Ward: 11
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Demolition of a Structure within the South Rosedale Heritage Conservation District and Approval of a Replacement Structure - 10 Elm Avenue

Board Decision

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

1. City Council approve the proposed demolition of an existing Unrated building and the construction of the new building on lands known municipally as 10 Elm Avenue, in accordance with Section 42 of the Ontario Heritage Act, substantially in accordance with the plans and drawings prepared by MacLennan Jaunkalns Miller Architects, dated May 29, 2020 and the Heritage Impact Assessment prepared by ERA Architects dated February 9, 2021 and filed with the Senior Manager, Heritage Planning, Urban Design, City Planning subject to the following conditions:

a. That prior to the final Site Plan Approval for the property at 10 Elm Avenue, the owner shall:

1. 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 dated February 9, 2021, prepared by ERA Architects Inc., to the satisfaction of the Senior Manager, Heritage Planning, Urban Design, City Planning.

2. Provide final site drawings substantially in accordance with the approved Conservation Plan required in Recommendation 1.a.1 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 to secure all work included in the approved Conservation Plan.

b. That prior to the issuance of any permit for all or any part of the property at 10 Elm 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. Provide final building permit drawings, including notes and specifications for the conservation and protective measures keyed to the approved Conservation Plan required in Recommendation 1.a.1. 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 consistent with the plans and elevations submitted by the applicant and prepared by MacLennan Jaunkalns Miller Architects, dated May 29, 2020 and the Heritage Impact Assessment prepared by ERA Architects, dated February 9, 2021.

c. That prior to the release of the Letter of Credit, as required in recommendation 1.a.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 has been completed in accordance with the approved Conservation 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.

Decision Advice and Other Information

Nathan Bortolin, Assistant Planner, Heritage Preservation, Urban Design, City Planning gave a presentation on Demolition of a Structure within the South Rosedale Heritage Conservation District and Approval of a Replacement Structure - 10 Elm Avenue.

Origin

(March 1, 2021) Report from the Senior Manager, Heritage Planning, Urban Design, City Planning

Summary

This report recommends that City Council approve the demolition of an "Unrated" structure in the South Rosedale Heritage Conservation District (SRHCD) and approve the design of the replacement building in accordance with Section 42 (1) of the Ontario Heritage Act. The building proposed for demolition is a performing arts centre for the private elementary and secondary school known as Branksome Hall at 10 Elm Avenue. The proposed replacement building is a four-storey "Innovation Centre and Studio Theatre".

The South Rosedale Heritage Conservation District Study allows for the demolition of "Unrated" buildings provided the replacements comply with the SRHCD Study guidelines for new buildings and comply with the Zoning By-law.

The proposed building meets the general intent of the South Rosedale HCD Study's guidelines. It has been designed to transition from the school's contemporary Athletic and Wellness Centre on the other side of Mount Pleasant Road to the heritage buildings on the east side of Mount Pleasant Road and is considered to be compatible with its context within this part of the South

Rosedale Heritage Conservation District. The proposal also includes the repair and restoration of the adjacent "Category B" building known as Hollydene.

The subject application also requires approval under the Planning Act (Minor Variance and Site Plan Control) and therefore the recommendations in this report relate solely to approvals required under the provisions of the Ontario Heritage Act.

Background Information

(March 1, 2021) Report and Attachments 1-3 from the Senior Manager, Heritage Planning, Urban Design, City Planning - Demolition of a Structure within the South Rosedale Heritage Conservation District and Approval of a Replacement Structure - 10 Elm Avenue

(<http://www.toronto.ca/legdocs/mmis/2021/pb/bgrd/backgroundfile-164722.pdf>)

(March 22, 2021) Staff Presentation -Demolition of a Structure within the South Rosedale Heritage Conservation District and Approval of a Replacement Structure - 10 Elm Avenue

(<http://www.toronto.ca/legdocs/mmis/2021/pb/bgrd/backgroundfile-165078.pdf>)

Communications

(March 22, 2021) Submission from Evan Manning, ERA Architects (PB.Supp)

(<http://www.toronto.ca/legdocs/mmis/2021/pb/comm/communicationfile-129575.pdf>)

Speakers

Scott Weir, Principal, ERA Architects Inc.

Chris Burbidge, MJMA