



Decision Letter

Toronto Preservation Board

Meeting No.	23	Contact	Ellen Devlin, Committee Administrator
Meeting Date	Wednesday, April 14, 2021	Phone	416-392-7033
Start Time	9:30 AM	E-mail	hertpb@toronto.ca
Location	Video Conference	Chair	Sandra Shaul

PB23.4	ACTION	Adopted	Ward: 13
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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 - 425 Cherry Street

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 property at 425 Cherry Street under Part IV, Section 29 of the Ontario Heritage Act in accordance with the Statement of Significance: 425 Cherry Street (Reasons for Designation) attached as Attachment 4 to the report (March 25, 2021) from the Senior Manager, Heritage Planning, Urban Design, City Planning.
2. If there are no objections to the designations in accordance with Section 29(6) of the Ontario Heritage Act, City Council authorize the City Solicitor to introduce the bill in Council designating the property under Part IV, Section 29 of the Ontario Heritage Act.
3. If there are objections 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 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.
5. City Council approve the alterations to the heritage property at 425 Cherry Street, in accordance with Section 33 of the Ontario Heritage Act, to allow for the construction of a residential tower incorporating the heritage building on the lands known municipally in the year 2021 as 425 Cherry Street, 409 and 475 Front Street East with such alterations substantially in accordance with plans and drawings dated December 11, 2020, prepared by Quadrangle Architects Limited, and on file with the Senior Manager, Heritage Planning, Urban Design, City Planning; and the Heritage Impact Assessment (HIA), prepared by ERA Architects Inc., dated June 24, 2019, 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 prior to final Site Plan approval for the proposal, for the property located at 425 Cherry Street the owner shall:

1. Enter into a Heritage Easement Agreement with the City for the property at 425 Cherry Street in accordance with the plans and drawings dated December 11, 2020, prepared by Quadrangle Architects Limited, and on file with the Senior Manager, Heritage Planning, Urban Design, City Planning, the Heritage Impact Assessment prepared ERA Architects Inc., dated June 24, 2019, and in accordance with the Conservation Plan required in Recommendation 5.a.2 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 consistent with the conservation strategy set out in the Heritage Impact Assessment for 425 Cherry Street prepared by ERA Architects Inc., dated June 24, 2019, to the satisfaction of the Senior Manager, Heritage Planning, Urban Design, City Planning.

3. Provide final site plan drawings substantially in accordance with the approved Conservation Plan required in Recommendation 5.a.2 to the satisfaction of the Senior Manager, Heritage Planning, Urban Design, City Planning.

4. 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.

5. Provide a detailed landscape plan for the subject property, satisfactory to the Senior Manager, Heritage Planning, Urban Design, City Planning.

6. 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.

7. Submit a Signage Plan to the satisfaction of the Senior Manager, Heritage Planning, Urban Design, City Planning.

b. That prior to the issuance of any permit for all or any part of the property at 425 Cherry 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. Provide building permit drawings, including notes and specifications for the conservation and protective measures keyed to the approved Conservation Plan

required in Recommendation 5.a.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.

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, Lighting Plan and Interpretation Plan.

3. 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.

c. That prior to the release of the Letter of Credit required in Recommendation 5.b.2, 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.

6. City Council authorize the entering into of a Heritage Easement Agreement under Section 37 of the Ontario Heritage Act with the owner of 425 Cherry Street 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 of a Heritage Easement Agreement for the property at 425 Cherry Street.

Decision Advice and Other Information

Alex Corey, 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 Heritage Property and Authority to Enter into a Heritage Easement Agreement - 425 Cherry Street.

Origin

(March 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 listed heritage property at 425 Cherry Street under Part IV, Section 29 of the Ontario Heritage Act, approve the alterations proposed for the heritage property in connection with a proposed development of the subject property and grant authority to enter into a Heritage Easement Agreement for the subject property.

The property at 425 Cherry Street contains the former Palace Street School/Cherry Street Hotel. Built in 1859 as a single-storey "free" school to serve the former St. Lawrence Ward, Palace Street School was one of the earliest purpose-built schools constructed by the Toronto Board of Education. It was subsequently expanded with a second storey in 1869 prior to being sold in 1889, when a three storey addition was constructed and the building was converted for use as a hotel. In 1920, a three storey addition was added on the east façade, and the building was converted for office and warehouse use. In 1965, the Canary Grill relocated from Dundas Street West and University Avenue, operating out of the former hotel's first floor and remaining open until 2007. Through the latter half of the 20th century the building was used for a wide range of purposes, including manufacturing, creative uses, and studio apartments. The building is a representative example of the Jacobean and Queen Anne Revival architectural styles, and is associated with a number of significant people and organizations in the history of Toronto. It is a local landmark within the West Don Lands Neighbourhood as a gateway into the new mixed-use community, and is contextually linked to other properties within the area that reflect the neighbourhood's history and evolution from a working-class ward, to a railway and industrial district and up to the present day.

The development of an Indigenous Hub is proposed for 425 Cherry Street (also known as Block 10) of the West Don Lands, which is bounded by Front Street East to the north, Cooperage Street to the east, Mill Street to the south and Cherry Street to the west. A portion of the proposed development involves a new 13-storey building that connects to the east wall of the Palace Street School/Cherry Street Hotel and projects over the roof of the warehouse portion of the building. The impacts of the proposed development are appropriately mitigated through the overall conservation strategy.

Background Information

(March 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 Heritage Property and Authority to Enter into a Heritage Easement Agreement - 425 Cherry Street

<http://www.toronto.ca/legdocs/mmis/2021/pb/bgrd/backgroundfile-165227.pdf>

(April 8, 2021) Staff Presentation - 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 - 425 Cherry Street

<http://www.toronto.ca/legdocs/mmis/2021/pb/bgrd/backgroundfile-165671.pdf>

Communications

(April 12, 2021) Letter from West Don Lands Committee (PB.Supp)

<http://www.toronto.ca/legdocs/mmis/2021/pb/comm/communicationfile-130486.pdf>

(April 13, 2021) Submission from Jordan Molnar, ERA Architects Inc. (PB.Supp)

<http://www.toronto.ca/legdocs/mmis/2021/pb/comm/communicationfile-130495.pdf>