



Decision Letter

Toronto Preservation Board

Meeting No.	25	Contact	Ellen Devlin, Committee Administrator
Meeting Date	Wednesday, June 16, 2021	Phone	416-392-7033
Start Time	9:30 AM	E-mail	hertpb@toronto.ca
Location	Video Conference	Chair	Sandra Shaul

PB25.3	ACTION	Adopted		Ward: 13
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Alterations to a Designated Heritage Property - 160 Gerrard Street East (Allan Gardens)

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 160 Gerrard Street East (Allan Gardens), in accordance with Section 33 of the Ontario Heritage Act, to allow for the continued use of the greenhouses on the lands known municipally in the year 2021 as 160 Gerrard Street East with such alterations substantially in accordance with plans and drawings dated April 2, 2021, prepared by Zeidler Architecture, and on file with the Senior Manager, Heritage Planning, Urban Design, City Planning; and the Heritage Impact Assessment (HIA), prepared by AREA, Architects Rasch Eckler Associates Ltd., dated May 4, 2021 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 the issuance of any permit for all or any part of the property at 160 Gerrard Street East (Allan Gardens), 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 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 160 Gerrard Street East prepared by AREA, Architects Rasch Eckler Associates Ltd., dated May 4, 2021, to the satisfaction of the Senior Manager, Heritage Planning, Urban Design, City Planning.

2. Provide 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.

3. 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.

4. Provide full documentation of the existing heritage properties, 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.

Decision Advice and Other Information

Kristen Flood, Planner, Heritage Preservation, Urban Design, City Planning gave a presentation on Alterations to a Designated Heritage Property - 160 Gerrard Street East (Allan Gardens).

Origin

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

Summary

This report recommends that City Council approve the alterations proposed for Allan Gardens at 160 Gerrard Street East, a Part IV designated heritage property. The proposal is for the reinstatement of the central entrance to the Palm House, the alteration of the existing Palm House entrances in the north and south pavilions, the alteration of the existing north and south interior doorways, and the replacement of the wall and window glazing with a new aluminum or fibreglass glazing system.

Background Information

(May 25, 2021) Report and Attachments 1-5 from the Senior Manager, Heritage Planning, Urban Design, City Planning - Alterations to a Designated Heritage Property - 160 Gerrard Street East (Allan Gardens)

(<http://www.toronto.ca/legdocs/mmis/2021/pb/bgrd/backgroundfile-167360.pdf>)

Staff Presentation - Alterations to a Designated Heritage Property - 160 Gerrard Street East (Allan Gardens)

(<http://www.toronto.ca/legdocs/mmis/2021/pb/bgrd/backgroundfile-168137.pdf>)

Communications

(June 14, 2021) Submission from Aliya Adnan, AREA, Architects Rasch Eckler Associates Ltd. (PB.Supp)

(<http://www.toronto.ca/legdocs/mmis/2021/pb/comm/communicationfile-132919.pdf>)

Speakers

David Eckler, AREA, Architects Rasch Eckler Associates Ltd.