

212 Dundas Street East - Alterations to a Heritage Property Designated under Part V of the Ontario Heritage Act

Date: October 21, 2021
To: Toronto Preservation Board
Toronto East York Community Council
From: Senior Manager, Heritage Planning, Urban Design, City Planning
Wards: Toronto Centre, Ward 13

SUMMARY

This report recommends that City Council approve the alterations proposed for the Wilton Court Hotel and Henry Tasker House at 212 Dundas Street East (designated under Part V of the Ontario Heritage Act as part of the Garden District Heritage Conservation District) in connection with the development of the subject property.

The development application proposed a 41-storey plus mechanical penthouse tower that incorporates retained portions of the Wilton Court Hotel and Henry Tasker House as part of the base building and includes a new base building along Dundas Street East. The retained portions of the Wilton Court Hotel and Henry Tasker House are proposed to be restored. The proposed alterations conserve the onsite and adjacent heritage buildings as well as the Garden District Heritage Conservation District and the proposal is consistent with the policy framework. The heritage impacts of the development proposal are appropriately mitigated through the overall conservation strategy.

RECOMMENDATIONS

The Senior Manager, Heritage Planning, Urban Design, City Planning recommends that:

1. City Council approve the alterations to the heritage property at 212 Dundas Street East, in accordance with Section 42 of the Ontario Heritage Act, to allow for the construction of a 41-storey plus mechanical penthouse tower on the lands known municipally in the year 2021 as 212-218 Dundas Street East, including 275 George Street and 279½ George Street with such alterations substantially in accordance with plans and drawings dated October 4, 2021, prepared by Giannone Petricone Associates and on file with the Senior Manager, Heritage Planning and the Heritage Impact

Assessment (HIA), prepared by GBCA Architects, dated June 25, 2021 and on file with the Senior Manager, Heritage Planning, 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.

b. That prior to the introduction of the bills for such Zoning By-law Amendment by City Council, the subject 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 212 Dundas Street East prepared by GBCA Architects, dated June 25, 2021, to the satisfaction of the Senior Manager, Heritage Planning.

c. That prior to Site Plan approval for the proposed Zoning By-law Amendment by City Council for the properties located at 212 Dundas Street East, the subject owner shall:

1. Provide final Site Plan drawings substantially in accordance with the approved Conservation Plan required in Recommendation 1.b.1 to the satisfaction of the Senior Manager, Heritage 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 subject heritage property will be sensitively illuminated to enhance its 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.

4. Provide a detailed Landscape Plan for the subject property, satisfactory to the Senior Manager, Heritage Planning.

5. Provide an Interpretation Plan for the subject property, to the satisfaction of the Senior Manager, Heritage Planning and thereafter shall implement such Plan to the satisfaction of the Senior Manager, Heritage Planning.

6. Submit a Signage Plan for the subject property to the satisfaction of the Senior Manager, Heritage Planning.

d. That prior to the issuance of any permit for all or any part of the properties at 212 Dundas Street East, 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, the owner of the subject property shall:

1. Have obtained final approval for the necessary Zoning By-law Amendment, 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 1.b.1 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.
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 and Interpretation Plan.
4. 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.

e. That prior to the release of the Letter of Credit required in Recommendation 1.d.3, 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.

FINANCIAL IMPACT

There are no financial implications resulting from the adoption of this report.

DECISION HISTORY

On October 18, 2021, the Ontario Land Tribunal (OLT) issued an order allowing in part the appeal against By-law 232-2017 and bringing the Garden District Heritage Conservation District Plan into force. The official order follows an oral decision approving the Garden District Heritage Conservation District Plan on June 22, 2021.

<https://www.omb.gov.on.ca/e-decisions/MM170028-OCT-18-2021.pdf>

Several parties appealed City Council approval of By-law 232-2017 designating the Garden District Heritage Conservation District. The former Local Planning Appeal Tribunal (now the OLT), directed on May 23, 2018 that the remaining appeals of the site specific policies of Official Plan Amendment (OPA) 82 and the HCD Plan appeals would be 'heard together.'

<https://www.omb.gov.on.ca/e-decisions/pl150374-May-23-2018.pdf>

On January 31, 2017, City Council designated through By-law 232-2017 the area that is now the Garden District Heritage Conservation District and adopted by by-law the Garden District Heritage Conservation District Plan.

<http://app.toronto.ca/tmmis/viewAgendaItemHistory.do?item=2017.TE21.12>

On July 12, 2016, City Council included the property at 212 Dundas Street East on the City of Toronto's Heritage Register.

<http://app.toronto.ca/tmmis/viewAgendaItemHistory.do?item=2016.TE17.30>

On April 2, 2015, seven appeals were filed to the Local Planning Appeals Tribunal (now the OLT) against the adoption of OPA 82 by the City of Toronto. The appeals were filed pursuant to s. 17(24) of the Planning Act.

On March 31, 2015, City Council adopted OPA 82 to bring forward the Downtown East Planning Study. Although the OPA was originally intended to follow the completion of the Garden District Heritage Conservation District Plan (HCD Plan), development pressure led to the OPA being brought forward first. The OPA policies were drafted to align with the emerging HCD Plan policy.

<http://app.toronto.ca/tmmis/viewAgendaItemHistory.do?item=2015.TE4.8>

On July 17, 2014, the Toronto Preservation Board endorsed the Garden District Heritage Conservation District Study to proceed to district designation.

<http://app.toronto.ca/tmmis/viewAgendaItemHistory.do?item=2014.PB33.21>

On October 2, 3 and 4, 2012, City Council directed staff to initiate the Garden District Heritage Conservation District study as a result of the application of prioritization criteria.

<http://app.toronto.ca/tmmis/viewAgendaItemHistory.do?item=2012.PG17.12>

BACKGROUND

Area Context

The subject site is located within the Garden District Heritage Conservation District in Toronto's downtown east neighbourhood on Dundas Street East. Originally a residential street, Dundas Street East currently contains many houses that have been adaptively re-used for commercial use, along with some purpose-built commercial buildings. The broader surrounding area is primarily a residential neighbourhood with houses from the late-19th and early 20th centuries. Allan Gardens is located to the north of the site and Moss Park is to the south.

Heritage Properties

The subject site is located at the intersection of Dundas Street East and George Street and contains the former Wilton Court Hotel, currently Filmores Hotel, at 212 Dundas Street East, the Henry Tasker House at 275 George Street and a house-form building at 279½ George Street. The property at 212 Dundas Street East (which includes 275 George Street) is listed on the City's Heritage Register and all of the properties are designated under Part V of the Ontario Heritage Act as part of the Garden District Heritage Conservation District (HCD). The Wilton Court Hotel is a three-storey brick building constructed in 1913, and it adjoins the south elevation of the Henry Tasker House, a 2½-storey house-form building with a two-storey rear (north) wing. The property at 279½ George Street contains a 2½-storey red brick house-form building in the Queen Anne/Romanesque Revival style that was constructed between 1890 and 1893 that contributes to the Garden District Heritage Conservation District.

Adjacent Heritage Properties

281 George Street

The property at 281 George Street is located to the north of the development site on the east side of George Street, north of Dundas Street East. The property contains a 2½-storey red brick house-form building designed in the Queen Anne/Romanesque Revival style and constructed between 1890 and 1893. The property is designated under Part V of the Ontario Heritage Act as part of the Garden District Heritage Conservation District and it is classified as a contributing property.

252-260 Dundas Street East

The properties at 252-260 Dundas Street East are located east of the development site on the north side of Dundas Street East. The properties contain two-to-three storey house-form bay and gable buildings that have been converted for ground floor commercial use. The buildings date from 1880 to 1890 and they are designated under Part V of the Ontario Heritage Act as part of the Garden District Heritage Conservation District. All are classified as contributing.

235-239 Dundas Street East

The properties at 235-239 Dundas Street East are located on the south side of Dundas Street between George Street to the west and Pembroke Street to the east. Each of the three properties contains a three-and-a-half-storey brick converted house-form building that together with the adjacent building at 241 Dundas Street East form a row. The buildings are designed in the Second Empire style and were constructed between 1880 and 1890, pre-1880 and pre-1880 respectively. These properties are designated under Part V of the Ontario Heritage Act as part of the Garden District Heritage Conservation District and are all classified as contributing.

241 Dundas Street East

The property at 241 Dundas Street East is located on the south side of Dundas Street between George Street (west) and Pembroke Street (east). The property contains a three-storey commercial building constructed after 1924 that is at the east end of a row. The property is designated under Part V of the Ontario Heritage Act as part of the Garden District Heritage Conservation District and is classified as contributing.

Development Proposal

The development application proposes a 41-storey plus mechanical penthouse mixed-use tower with ground-floor commercial uses and residential uses above. The tower will include a base building that creates a new low-scale streetwall along Dundas Street East and incorporates the west facades of the Wilton Court Hotel and Henry Tasker House along George Street and the south façade of the Wilton Court Hotel along Dundas Street and a portion of the east façade. The heritage facades are proposed to be retained in situ and restored.

A number of changes have been made to the development proposal to reduce its impact on the HCD and surrounding properties. The original proposal was 46 storeys, the base was taller than what is currently proposed and the distance between the heritage buildings and the tower, and the associated stepback to the reveal, were insufficient to ensure that the new construction did not overwhelm the heritage resources. As a result of discussion with the City the overall height of the base was reduced, the reveal above the heritage buildings has been increased in height, and the stepback to the reveal has been increased to 6 metres. In addition, the number and extent of the ground floor alterations to the Wilton Court Hotel to facilitate the new retail use have been reduced from what was originally proposed and the hotel entrance will be restored to its original appearance, whereas originally it was proposed to be altered.

Heritage Planning Framework

Provincial Policy Statement and Planning Act

The Planning Act and the associated Provincial Policy Statement guide development in the Province. The Act states that municipalities must have regard for matters of provincial interest. Section 2(d) specifically refers to "the conservation of features of significant architectural, cultural, historical, archaeological or scientific interest."

The Provincial Policy Statement 2020 (PPS) issued under the authority of Section 3 of the Planning Act provides policy direction on matters of provincial interest related to land use planning and development. The PPS sets the policy foundation for regulating the development and use of land. Key objectives include: building strong communities; wise use and management of resources; and protecting public health and safety. The Planning Act requires that City Council's decisions affecting land use planning matters "be consistent with" the Provincial Policy Statement.

Policy 2.6.1 of the PPS directs that "Significant built heritage resources and significant cultural heritage landscapes shall be conserved." Properties included on the City's Heritage Register are considered to be significant in this context. "Conserved" is defined in the PPS as "the identification, protection, use and/or management of built heritage resources in a manner that ensures their cultural heritage value or interest is retained under the Ontario Heritage Act."

Policy 2.6.3 of the PPS directs that "planning authorities shall not permit development and site alteration on adjacent lands to protected heritage property except where the proposed development and site alteration has been evaluated and it has been demonstrated that the heritage attributes of the protected heritage property will be conserved."

Growth Plan

A Place to Grow: Growth Plan for the Greater Golden Horseshoe (2020) builds upon the policy foundation provided by the PPS and provides more specific land use planning policies to address issues facing the GGH region. The policies of the Growth Plan (2020) take precedence over the policies of the PPS to the extent of any conflict, except where the relevant legislation provides otherwise.

In accordance with Section 3 of the Planning Act all decisions of Council in respect of the exercise of any authority that affects a planning matter shall conform to the Growth Plan. Comments, submissions or advice affecting a planning matter that are provided by Council shall also conform to the Growth Plan.

Policy 4.2.7.1 of the Growth Plan states that "Cultural Heritage Resources will be conserved in order to foster a sense of place and benefit communities, particularly in strategic growth areas."

City of Toronto Official Plan

This application has been reviewed against the policies of the City of Toronto Official Plan. The Plan provides the policy framework for heritage conservation in the City. Relevant policies include the following:

3.1.5.3 Heritage properties of cultural heritage value or interest, including Heritage Conservation Districts and archaeological sites that are publicly known will be protected by being designated under the Ontario Heritage Act and/or included on the Heritage Register.

3.1.5.4 Properties on the Heritage Register will be conserved and maintained consistent with the Standards and Guidelines for the Conservation of Historic Places in Canada, as revised from time to time and as adopted by Council.

3.1.5.5 Proposed alterations, development, and/or public works on or adjacent to, a property on the Heritage Register will ensure that the integrity of the heritage property's cultural heritage value and attributes will be retained, prior to work commencing on the property and to the satisfaction of the City. Where a Heritage Impact Assessment is required in Schedule 3 of the Official Plan, it will describe and assess the potential impacts and mitigation strategies for the proposed alteration, development or public work.

3.1.5.6 The adaptive re-use of properties on the Heritage Register is encouraged for new uses permitted in the applicable Official Plan land use designation, consistent with the Standards and Guidelines for the Conservation of Historic Places in Canada.

3.1.5.26 New construction on, or adjacent to, a property on the Heritage Register will be designed to conserve the cultural heritage values, attributes and character of that property and to mitigate visual and physical impact on it.

3.1.5.27 Where it is supported by the cultural heritage values and attributes of a property on the Heritage Register, the conservation of whole or substantial portions of buildings, structures and landscapes on those properties is desirable and encouraged. The retention of façades alone is discouraged.

Parks Canada Standards and Guidelines for Conservation of Historic Places in Canada

The Parks Canada Standards and Guidelines for the Conservation of Historic Places in Canada (Standards and Guidelines) is the official document guiding planning, stewardship and conservation approach for all listed and designated heritage resources within the City of Toronto. The General Standards (1-9) and the Standards for Rehabilitation (10-12) apply to this project.

<http://www.historicplaces.ca/en/pages/standards-normes.aspx>

Garden District Heritage Conservation District

This application has been reviewed for consistency with the policies of the Garden District Heritage Conservation District Plan. One of the purposes of the Plan is to, "provide policies, guidelines and procedures for managing change in the District and achieving the stated objectives" (1.3). The subject site is located within the Dundas Street East character sub-area, which runs through the heart of the District. Section 6 of the Plan contains policies and guidelines for contributing properties that have guided the review of the subject proposal.

COMMENTS

Conservation Strategy

The proposal involves the partial retention and restoration of the Wilton Court Hotel and the Henry Tasker House and the full retention of the house form building at 279½ George Street, which is included within the development site but is not proposed to be altered. The Wilton Court Hotel and Henry Tasker House were renovated in the 1980s to accommodate Filmores Hotel, which operates as an adult entertainment venue with a hotel above. Alterations to the property associated with Filmores Hotel will not be conserved as they are not identified as heritage attributes in the Statement of Significance. The retained portions of the Wilton Court Hotel will be restored to the hotel's original appearance and the Henry Tasker House will also be restored to the era of the Wilton Court Hotel and will remain attached to the hotel building.

The conservation strategy involves the retention of significant portions of the Wilton Court Hotel and Henry Tasker House, including the entire street-facing facades along George Street and Dundas Street East and portions of the return walls. The portions of the Wilton Court Hotel and Henry Tasker House facing the parking lot are proposed to be removed. All of the existing interior structure of both buildings will be removed to accommodate a double-height commercial space at grade and interior amenity space on the third floor of the Wilton Court Hotel and to accommodate new interior amenity space within the Henry Tasker House. The Statement of Significance does not identify any interior heritage attributes.

Important features of the heritage buildings will be restored to mitigate the impact of the proposed development. This conservation work is consistent with the Garden District Heritage Conservation District (GDHCD) Plan policies and guidelines for contributing properties as outlined below:

- The bricked-in ground floor window openings are proposed to be reinstated with new contemporary windows to reanimate the building at grade (GDHCD Plan policy 6.13.5)
- The original entrance to the Wilton Court Hotel is proposed to be restored based on historic documentation
- All of the existing windows are proposed to be replaced with new compatible hung windows that are designed to match the original windows as shown through historic documentation (GDHCD Plan policy 6.13.1)
- The Wilton Court Hotel's brick parapet will be restored (GDHCD Plan policy 6.12.1)
- The historic brick and stone of both buildings will be restored through cleaning, repairs and repointing (GDHCD Plan policy 6.12.2)
- The non-original wood addition in front of the Henry Tasker House will be removed
- The roof of the Henry Tasker House will be restored through the replacement of the existing asphalt shingles with new slate shingles (GDHCD Plan policy 6.11.1)

- The existing dormers of the Henry Tasker House will be removed and replaced with new dormers designed to closely match the original ornamented dormers shown through historic documentation (GDHCD Plan policy 6.11.1)

The existing Filmores Hotel signage is proposed to be removed. While the existing signage is highly recognizable, it is not a heritage attribute of the property included in the Statement of Significance and the cultural heritage value of the property is associated with the Wilton Court Hotel era. In recognition of the iconic nature of the Filmores sign and the increasing rarity of neon signs throughout the city, the applicant proposes to donate the sign to a museum and to commemorate Filmores Hotel through the Interpretation Plan for the property, which is discussed in more detail below.

Tower and New Base Building

The proposed 41-storey plus mechanical penthouse tower is located above the retained portions of the heritage buildings and the new base building. The tower has a setback of approximately 5 metres with a 6-metre reveal at the third and fourth floors. The stepback is sufficient to conserve the scale, form and massing of the Wilton Court Hotel and Henry Tasker House and the reveal helps to distinguish between the retained portions of the heritage buildings and the tower above and provides a quiet backdrop to the historic architecture. Private terraces and outdoor amenity space are proposed on the roofs of the heritage buildings. The railings for these spaces will be set back from the building walls and will be designed to minimize their visual appearance from the public realm.

The massing of the tower tapers toward the intersection of Dundas and George Streets to complement the form of the former Wilton Court Hotel's southwest corner, which is rounded to address the curve of Dundas Street, east of George Street. The tower has strong horizontal lines, which relate to the horizontal stone band courses of the Wilton Court Hotel. The curvilinear design of the tower helps to visually break up the massing, and relates to the curved corner of the Wilton Court Hotel while subtly contrasting with the symmetry and straight lines of the hotel's Edwardian Classical architecture.

The new base building is located to the east of the Wilton Court Hotel and includes an entrance to a double-height residential lobby immediately adjacent to the heritage building and the commercial retail spaces further to the east. A link connects the Wilton Court Hotel to the new base building, providing an appropriate transition. The height of the new base building relates to the height of the hotel, and the design expression is compatible with the heritage buildings without competing with the historic architecture. The base, though compatible, is clearly contemporary and of its time.

In addition, the vertical fins help to break up the glazing and are designed to relate to the solidity and masonry of the Wilton Court Hotel. The overall design of the base building will be further refined through the Site Plan Approval process, with careful attention paid to the material palette and storefront design in order to ensure they are compatible with the onsite and adjacent heritage buildings, and remain consistent with the GDHCD Plan.

Adjacent Heritage Resources

The proposal conserves the cultural heritage value of the adjacent heritage properties at 281 George Street, 252-260 Dundas Street East, 235-239 Dundas Street East, and 241 Dundas Street East.

The new base building is designed to be compatible with the adjacent heritage buildings immediately to the east of the development site at 252-260 Dundas Street East. These house-form buildings were converted to include ground-floor retail units. By maintaining a low-scale, pedestrian-oriented streetwall and introducing new ground-floor commercial retail uses, the development completes the street and improves upon the existing parking lot condition. In addition, the massing of the tower was reduced to minimize its impact on the adjacent heritage properties to the east.

The low-scale, pedestrian-oriented base building with its compatible massing and material palette also conserves the adjacent heritage properties on the south side of Dundas Street at 235-239 Dundas Street East and 241 Dundas Street East.

The conservation of the onsite heritage building 279½ George Street with no alterations creates a buffer between the proposed development and the residential neighbourhood to the north, including the adjacent heritage building at 281 George Street.

Garden District Heritage Conservation District

The proposal has been reviewed for consistency with the Garden District Heritage Conservation District Plan, particularly with the policies and guidelines for contributing properties contained in Section 6. The proposal is consistent with the majority of the GDHCD Plan policies; however, City Council approval is needed for alterations where there is a discrepancy between the proposed development and the GDHCD Plan.

The proposed alterations to the heritage properties are consistent with the GDHCD Plan's policies and guidelines on alteration in Section 6.9, which require developments to be compatible with the cultural heritage value of the District, to include compatible materials, to conserve the District's heritage attributes, and to not diminish or detract from the integrity of the District. The proposed development is consistent with these policies as it has been designed and revised to minimize the impact of the new construction on the onsite and adjacent heritage properties and the significant restoration work helps to mitigate the impact of the development.

Section 6.10 of the GDHCD Plan contains policies and guidelines related to massing. The proposed massing is consistent with many of the massing policies and is compatible with the scale, form and massing of the onsite heritage buildings as well as those of the adjacent heritage properties and the surrounding District. However, the proposal is not consistent with Policy 6.10.9, which requires development above a contributing property to have "a minimum stepback of 5 metres from all streetwalls fronting onto a public right-of-way to maintain the legibility and prominence of the low-scale streetwall." While the proposed development has a 6 metre reveal and a 5 metre stepback above the Wilton Court Hotel, the tower has a 3 metre stepback above the main portion of the Henry Tasker House. The heritage impact of the reduced tower

stepback in this location is minor and the overall proposal is still in keeping with the Statement of Objectives in Section 3.1 of the HCD Plan.

Conservation Plan

Should Council approve the proposed conservation strategy, prior to the issuance of the first permit for the development, the owner should be required to submit a Conservation Plan for the work described in the Heritage Impact Assessment prepared by a qualified heritage professional to the satisfaction of the Senior Manager, Heritage Planning. The Conservation Plan should detail all of the recommended interventions and conservation work including any recommended restoration work, a detailed plan describing how the heritage building will be protected during construction, a schedule of short and long-term maintenance requirements and estimated costs for all conservation work.

Heritage Interpretation Plan

Should Council approve the proposed conservation strategy, prior to the introduction of the bills for the proposed Zoning By-law Amendment, the applicant should be required to submit a Heritage Interpretation Plan to the satisfaction of the Senior Manager, Heritage Planning. The Heritage Interpretation Plan should focus on the era of the Wilton Court Hotel while also acknowledging the more recent history of Filmores Hotel, in particular its iconic signage.

Heritage Lighting Plan

The lighting plan should provide details of how the Wilton Court Hotel and Henry Tasker House at 212 Dundas Street East will be lit so that their unique heritage character is highlighted.

Landscape Plan

Staff is recommending that the applicant be required to provide a final Landscape Plan that enhances the heritage character of the property to the satisfaction of the Senior Manager, Heritage Planning as a condition of Site Plan approval.

Signage Plan

The recommended Signage Plan should provide details of the signage strategy for the property at 212 Dundas Street East, including the appropriate type, scale, location and number of signs. The Signage Plan should be consistent with the signage policies and guidelines in the HCD Plan (section 6.16).

CONCLUSION

Staff are supportive of the proposal to alter the Wilton Court Hotel and the Henry Tasker House to allow for the development of a 41-storey plus mechanical penthouse tower. Staff is satisfied the proposal meets the intent of the Planning Act, the Provincial Policy Statement, the Growth Plan (2020) and the City of Toronto's Official Plan heritage policies in conjunction with the Standards and Guidelines for the Conservation of

Historic Places in Canada. The proposed alterations are consistent with the newly in force Garden District Heritage Conservation District Plan, with the exception of Policy 6.10.9. Despite this minor discrepancy, staff are supportive of the proposed alterations in the context of the full conservation and mitigation strategies proposed for the site, and are of the opinion that the proposal has been designed to conserve the cultural heritage values, attributes and character of the onsite and adjacent heritage properties and the Garden District Heritage Conservation District.

CONTACT

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SIGNATURE

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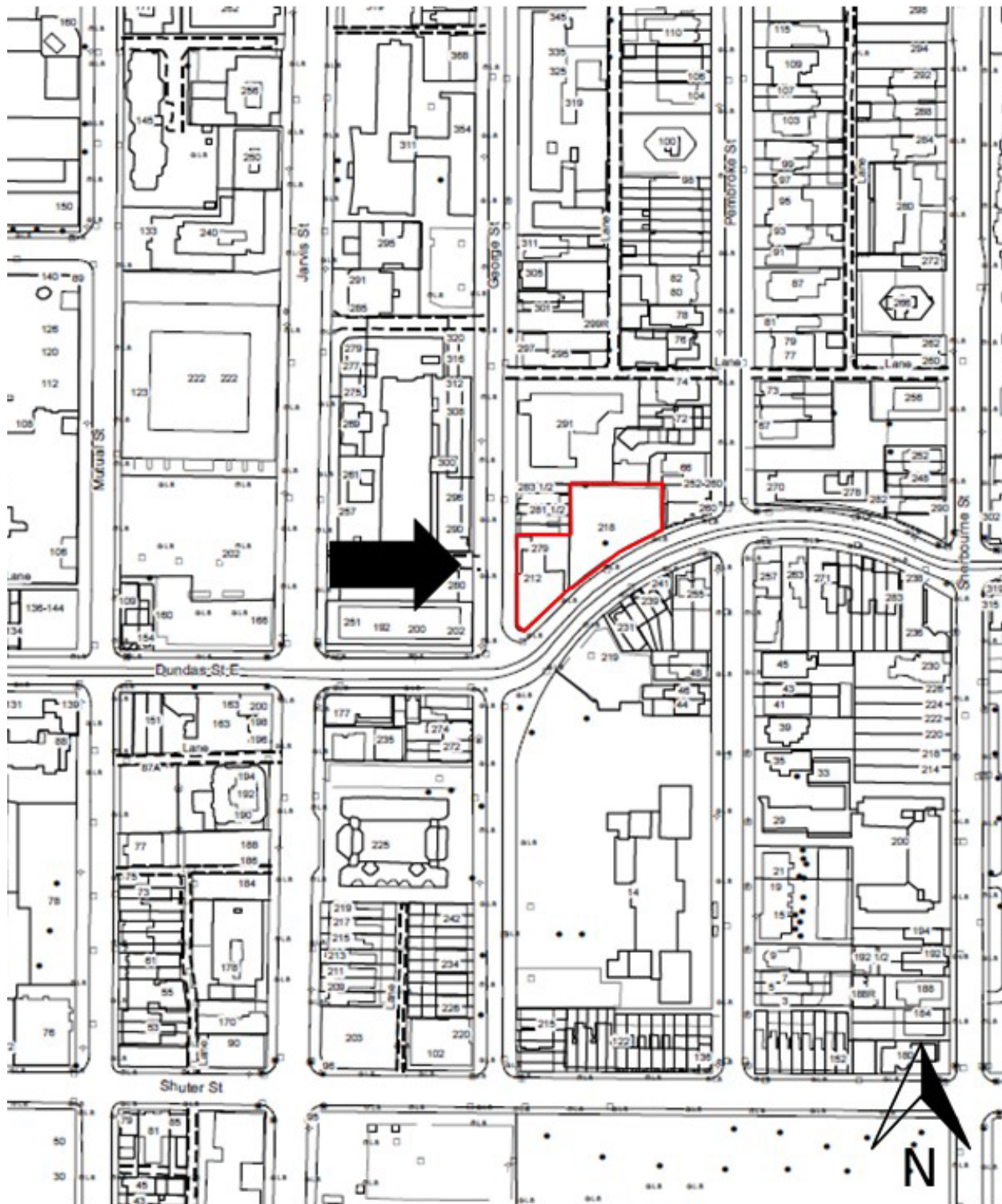
ATTACHMENTS

Attachment 1 - Location Map
Attachment 2 - Selected Drawings

LOCATION MAP

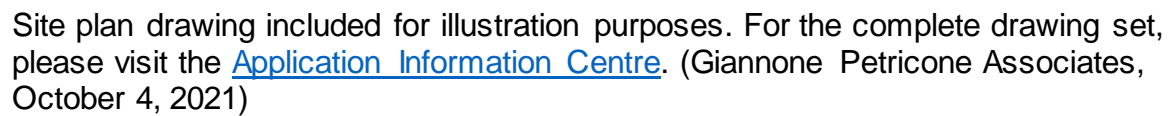
ATTACHMENT 1

212 DUNDAS STREET EAST



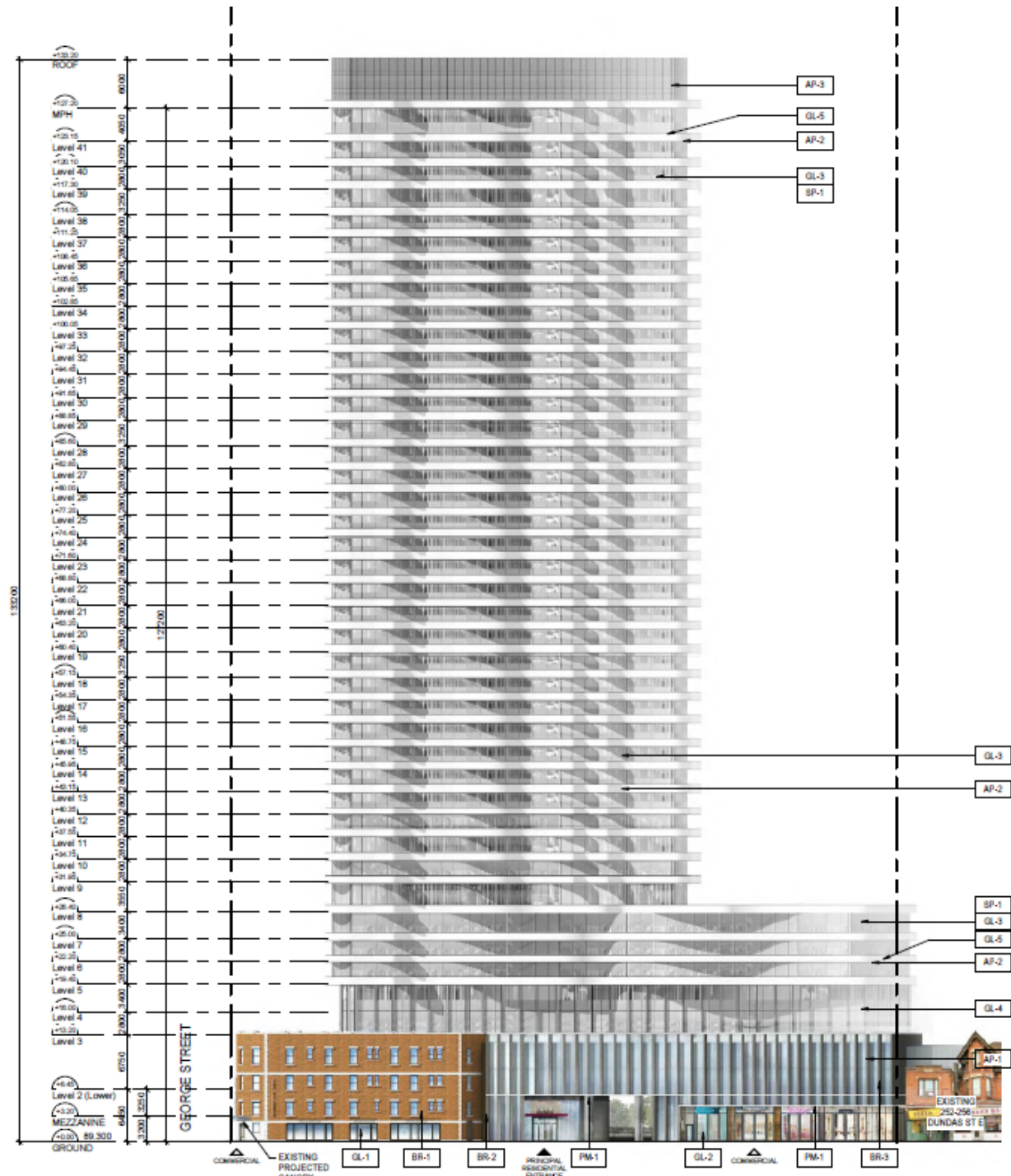
Location Map, showing the property at 212-218 Dundas Street East, indicated by the arrow. The property boundaries are approximate. (Property Data Map, City of Toronto)

ATTACHMENT 2



SELECTED DRAWINGS

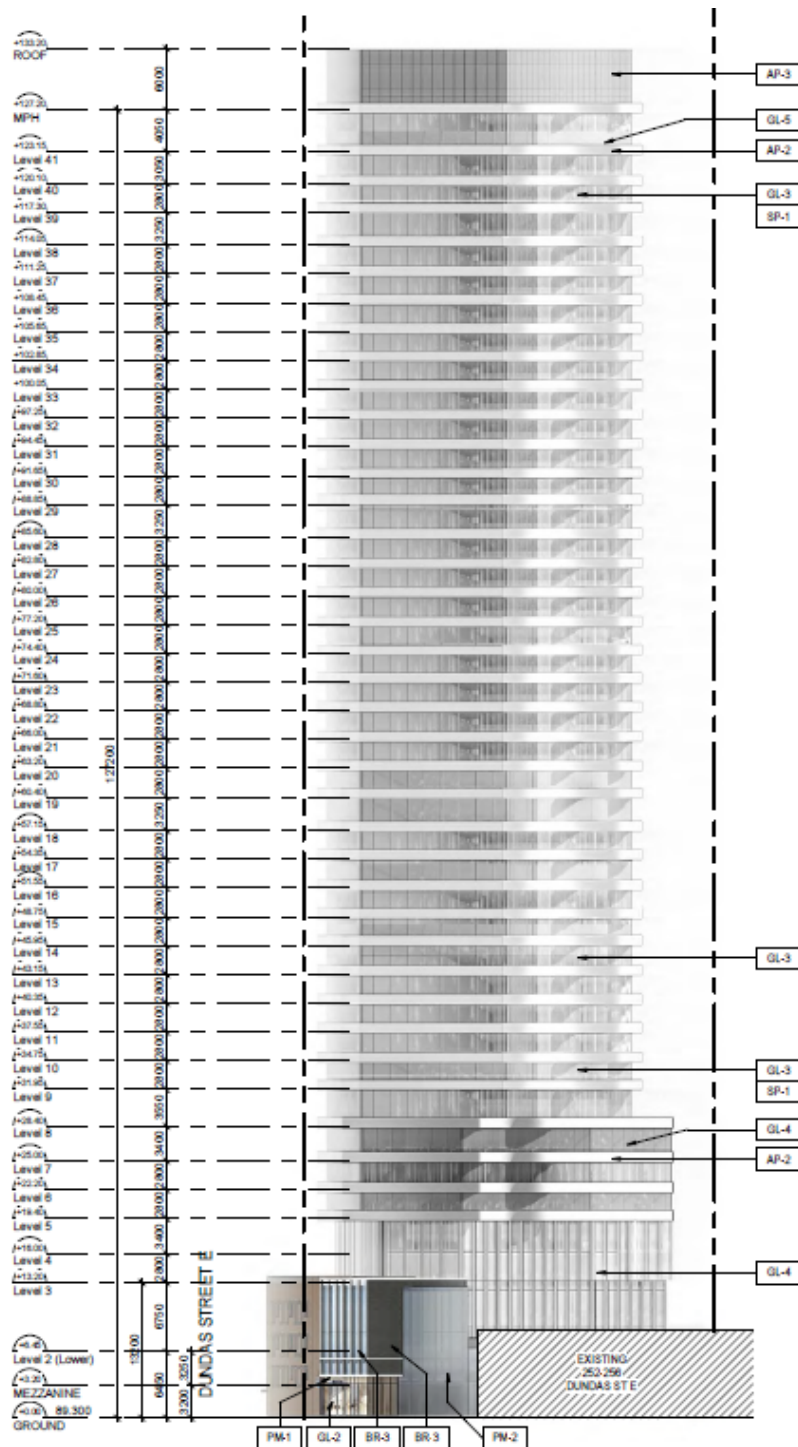
212 DUNDAS STREET EAST



South elevation drawing included for illustration purposes. For the complete drawing set, please visit the [Application Information Centre](#). (Giannone Petricone Associates, October 4, 2021)

SELECTED DRAWINGS

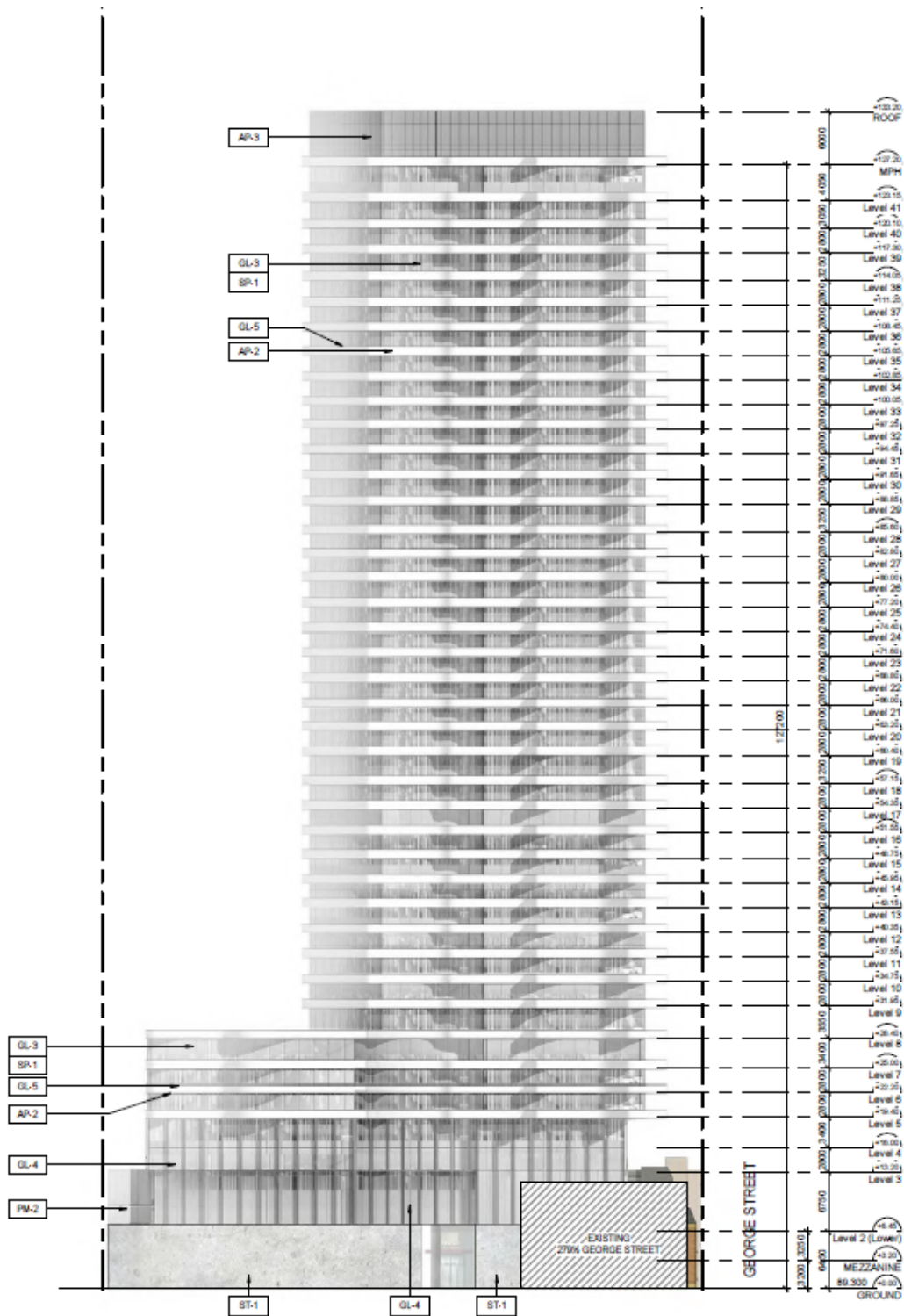
212 DUNDAS STREET EAST



East elevation drawing included for illustration purposes. For the complete drawing set, please visit the [Application Information Centre](#). (Giannone Petricone Associates, October 4, 2021)

SELECTED DRAWINGS

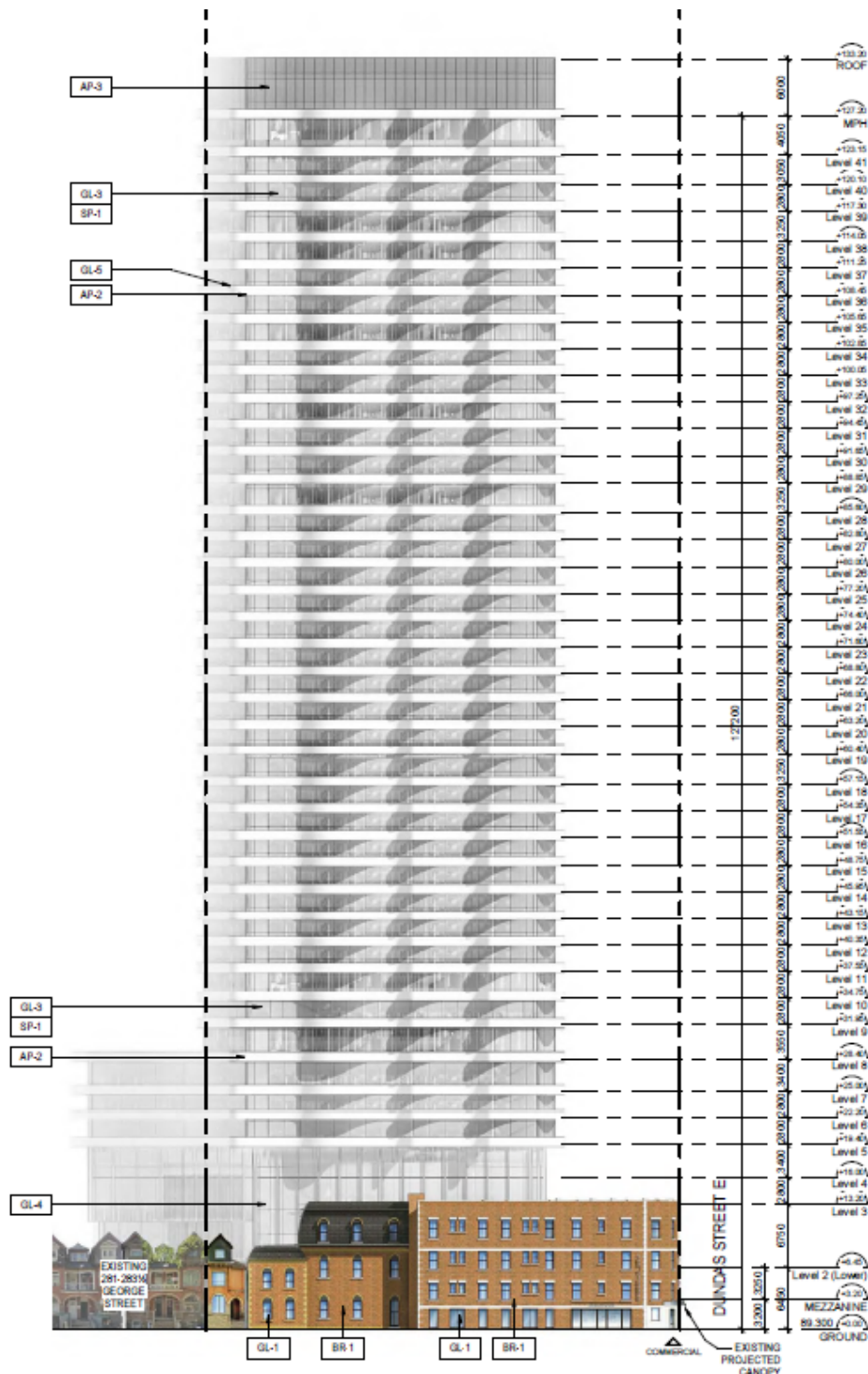
212 DUNDAS STREET EAST



North elevation drawing included for illustration purposes. For the complete drawing set, please visit the [Application Information Centre](#). (Giannone Petricone Associates, October 4, 2021)

SELECTED DRAWINGS

212 DUNDAS STREET EAST



West elevation drawing included for illustration purposes. For the complete drawing set, please visit the [Application Information Centre](#). (Giannone Petricone Associates, October 4, 2021)