

Toronto Preservation Board

Meeting No. 28
Meeting Date Wednesday, November 17, 2021
Start Time 9:30 AM
Location Video Conference

Contact Ellen Devin, Committee Administrator
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Chair Sandra Shaul

PB28.2	ACTION	Adopted		Ward: 13
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212 Dundas Street East - Alterations to a Heritage Property Designated under Part V of the Ontario Heritage Act

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 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, Urban Design, City Planning and the Heritage Impact Assessment (HIA), prepared by GBCA Architects, dated June 25, 2021 and on file with the Senior Manager, Heritage Planning, Urban Design, City 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, Urban Design, City 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, Urban Design, City 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 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 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, 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 a detailed Landscape Plan for the subject property, satisfactory to the Senior Manager, Heritage Planning, Urban Design, City 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, Urban Design, City Planning.

6. Submit a Signage Plan for the subject property 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 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, Urban Design, City 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 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 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 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, Urban Design, City Planning.

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

Decision Advice and Other Information

Kristen Flood, Planner, Heritage Preservation, Urban Design, City Planning gave a presentation on 212 Dundas Street East - Alterations to a Heritage Property Designated under Part V of the Ontario Heritage Act.

Origin

(October 21, 2021) Report from the Senior Manager, Heritage Planning, Urban Design, City Planning

Summary

At its meeting on November 17, 2021, the Toronto Preservation Board considered Item [PB28.2](#) and made recommendations to City Council.

Summary from the report (October 21, 2021) from the Senior Manager, Heritage Planning, Urban Design, City Planning:

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.

Background Information

(October 21, 2021) Report and Attachments 1-2 from the Senior Manager, Heritage Planning, Urban Design, City Planning - 212 Dundas Street East - Alterations to a Heritage Property Designated under Part V of the Ontario Heritage Act

(<http://www.toronto.ca/legdocs/mmis/2021/pb/bgrd/backgroundfile-172534.pdf>)

(November 12, 2021) Staff Presentation - 212 Dundas Street East - Alterations to a Heritage Property Designated under Part V of the Ontario Heritage Act

(<http://www.toronto.ca/legdocs/mmis/2021/pb/bgrd/backgroundfile-173197.pdf>)

Communications

(November 16, 2021) Submission from Emad Ghattas, Senior Associate, GBCA Architects (PB.Supp)

(<http://www.toronto.ca/legdocs/mmis/2021/pb/comm/communicationfile-140024.pdf>)

Speakers

Emad Ghattas, Senior Associate, GBCA Architects

Jude Tersigni, Menkes Developments Ltd.

Leo Lin