



Decision Letter

Toronto Preservation Board

Meeting No. 36

Meeting Date Monday, July 11, 2022

Start Time 9:30 AM

Location Video Conference

Contact Ellen Devin, Committee Administrator

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Chair Sandra Shaul

PB36.3	ACTION	Adopted		Ward: 10
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Alterations to a Heritage Property and Authority to Enter into a Heritage Easement Agreement - 14 Duncan Street

Board Decision

The Toronto Preservation Board recommends that:

1. City Council approve the alterations to the designated heritage property at 14 Duncan Street, in accordance with Section 33 of the Ontario Heritage Act, for the construction of a new 48 storey tower and podium with alterations to the building on the designated property consistent with the plans and drawings dated February 24, 2022 prepared by Quadrangle Architects Limited and the Heritage Impact Assessment dated February 28, 2022 prepared by Philip Goldsmith Architect 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 conditions:

a. That the related site-specific Zoning By-law Amendment permitting the proposed alterations has been enacted by City Council and has come into full force and effect in a form and with content acceptable to 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 the owner shall:

1. Enter into a Heritage Easement Agreement with the City for the property at 14 Duncan Street substantially in accordance with plans and drawings dated February 24, 2022 prepared by Quadrangle Architects Limited and the Heritage Impact Assessment dated February 28,

2022 prepared by Philip Goldsmith Architect, subject to and in accordance with the approved Conservation Plan required in Recommendation 1.b.2, to the satisfaction of the Senior Manager, Heritage Planning, Urban Design, City Planning including execution of such agreement to the satisfaction of the City Solicitor.

2. Provide a detailed Conservation Plan prepared by a qualified heritage consultant that is substantially in accordance with the conservation strategy set out in the Heritage Impact Assessment for 14 Duncan Street prepared by Philip Goldsmith Architect, dated February 28, 2022, to the satisfaction of the Senior Manager, Heritage Planning, Urban Design, City Planning.

3. Recommendation 1.b.1. and 1.b.2. above are required to be satisfied prior to the introduction of the bill for any Zoning By-law Amendment related to the property, unless other legal mechanisms are utilized so as to satisfy the City Solicitor that no Building Permit will be issued until such time as the Owner has entered into the Heritage Easement Agreement and registered the agreement on title. In any case, the Conservation Plan must be accepted and the Heritage Easement Agreement must be entered into and registered no later than December 9, 2022, or such later date as may be agreed by the owner and the Senior Manager, Heritage Planning, Urban Design, City Planning in writing, failing which this condition will be determined to be unfulfilled.

c. That prior to Final Site Plan approval in connection with the Zoning By-law Amendment for the property at 14 Duncan Street the owner shall:

1. Provide final Site Plan drawings including drawings related to the approved Conservation Plan required in Recommendation 1.b.2 to the satisfaction of the Senior Manager, Heritage Planning, Urban Design, City Planning.

2. 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.

3. Provide a Heritage Lighting Plan that describes how 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.

4. Submit a Signage Plan for the proposed development 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 property at 14 Duncan 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 1.b.2 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.

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, Heritage Lighting Plan and Interpretation Plan.

e. That prior to the release of the Letter of Credit required in Recommendation 1.d.2 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, required heritage lighting work, and the required interpretive work has been completed in accordance with the Conservation Plan, Lighting 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.

2. City Council authorize the entering into of a Heritage Easement Agreement under Section 37 of the Ontario Heritage Act with the owner of 14 Duncan Street in a form and content satisfactory to the City Solicitor and the Chief Planner and Executive Director, City Planning.

3. 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 14 Duncan Street.

Decision Advice and Other Information

Georgia Kuich, Planner, Heritage Preservation, Urban Design, City Planning gave a presentation on Alterations to a Heritage Property and Authority to Enter into a Heritage Easement Agreement - 14 Duncan Street.

Origin

(June 17, 2022) Report from the Senior Manager, Heritage Planning, Urban Design, City Planning

Summary

At its meeting on July 11, 2022, the Toronto Preservation Board considered Item [PB36.3](#) and made recommendations to City Council.

Summary from the report (June 17, 2022) from the Senior Manager, Heritage Planning, Urban Design, City Planning:

This report recommends that City Council approve the alterations proposed for the Telfer Paper Box Company building at 14 Duncan Street (designated under Part IV of the Ontario Heritage Act) in connection with a Zoning By-law Amendment application on the subject property. In addition, authority to enter into a Heritage Easement Agreement is also requested.

The subject property is located within the King-Spadina Heritage Conservation District (under appeal) and contains the Telfer Paper Box Building, a three-storey structure on a raised basement that was constructed in 1902 by the Telfer Manufacturing Company according to the designs of the well-known Toronto architects Gregg and Gregg. The property is fashioned in the Edwardian Classical style. Occupied for 60 years by the Telfer Paper Box Company, the facility was expanded in 1906 by Wickson and Gregg and again in 1925, when a westward extension was added as was a fourth-storey to this wing. The property was modified at the end of the 20th century when it was converted for commercial uses and continues to contribute to the distinctive heritage character of the King-Spadina neighbourhood, which is grounded in its early-mid 20th-century transformation as the city's primary manufacturing hub and its fashion district identity.

The development application proposes the construction of a 48-storey tower and a new base building, removal of the 1989 additions and interior portions of 14 Duncan Street and a conservation strategy that includes both restoration and rehabilitation of the Duncan and Pearl Street facades of the heritage building.

Background Information

(June 17, 2022) Report and Attachments 1-4 from the Senior Manager, Heritage Planning, Urban Design, City Planning - Alterations to a Heritage Property and Authority to Enter into a Heritage Easement Agreement - 14 Duncan Street

(<https://www.toronto.ca/legdocs/mmis/2022/pb/bgrd/backgroundfile-227949.pdf>)

(July 8, 2022) Staff Presentation - 14 Duncan Street -Alterations to a Heritage Property and Authority to enter into a Heritage Easement Agreement

(<https://www.toronto.ca/legdocs/mmis/2022/pb/bgrd/backgroundfile-228584.pdf>)

Speakers

Philip Goldsmith