

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**Phone** 416-392-7033**E-mail** hertpb@toronto.ca**Chair** Sandra Shaul

PB36.7	ACTION	Adopted		Ward: 12
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Alterations to a Heritage Property and Authority to Enter into a Heritage Easement Agreement - 103 Heath Street West

Board Decision

The Toronto Preservation Board recommends that:

1. City Council approve the alterations to the heritage property at 103 Heath Street West in accordance with Section 33 of the Ontario Heritage Act, to allow for the construction of a 3 storey building with 10 residential units incorporating the heritage building, for the properties at 101-103 Heath Street West, with such alterations to be substantially in accordance with the plans and drawings dated November 11, 2021, prepared by RAW Architects and on file with the Senior Manager, Heritage Planning, Urban Design, City Planning, the Heritage Impact Assessment prepared by Architects Rasch Eckler Associates Ltd, dated April 15, 2022 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 conditions:

a. That prior to final Site Plan approval for the property located at 101-103 Heath Street West the owner shall:

1. Enter into a Heritage Easement Agreement with the City for the property at 103 Heath Street West in accordance with the plans and drawings dated November 11, 2021, prepared by RAW Architects and on file with the Senior Manager, Heritage Planning, Urban Design, City Planning, the Heritage Impact Assessment prepared by Architects Rasch Eckler Associates Ltd, dated April 15, 2022 and in accordance with the Conservation Plan required in Recommendation 1.b.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 103 Heath Street West prepared by Architects Rasch Eckler Associates Ltd, dated April 15, 2022, 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 1.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.

b. That prior to the issuance of any permit for all or any part of the properties at 101-103 Heath Street West including a heritage permit or a building permit, but excluding permits for repairs and maintenance and usual and minor works for the existing heritage buildings 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.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, Heritage 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 USB flash drive 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 1.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, Landscape Plan, Heritage 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.

Decision Advice and Other Information

Dan DeMoissac, 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 - 103 Heath Street West.

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 [PB36.7](#) 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 property at 103 Heath Street W (designated under Part IV of the Ontario Heritage Act) under Section 33 of the Ontario Act, in connection with the proposed redevelopment of the site. This report also recommends that City Council grant authority to enter into a Heritage Easement Agreement for the property.

Built in c. 1892-1893, the property at 103 Heath Street West features a 2½-storey house-form building. It is notable as a Late Victorian-era dwelling that incorporates both Bay-and-Gable and Queen Anne Style architectural features and stands as a defining property within a group of varied architectural types and styles on Heath Street. The property is significant for being one of the earliest surviving houses representative of an early period in the planned land development of the street and the Deer Park community. The development site also contains an

adjacent two-storey house-form building at 101 Heath Street West, which was not identified as a significant heritage resource and is slated to be removed as part of the proposal.

As a part of the redevelopment of the site and a concurrent Site Plan Application (20 152778 STE 12 SA), the proposal includes retention in-situ and rehabilitation of the north elevation of the property, and retention of approximately 10 metre deep portions of both the adjacent east and west side walls. The rear portion of the dwelling will be removed to accommodate a three-storey (12 m) residential building consisting of 10 dwelling units.

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 - 103 Heath Street West

(<https://www.toronto.ca/legdocs/mmis/2022/pb/bgrd/backgroundfile-227951.pdf>)

(July 8, 2022) Staff Presentation - Alterations to a Heritage Property and Authority to Enter into a Heritage Easement Agreement - 103 Heath Street West

(<https://www.toronto.ca/legdocs/mmis/2022/pb/bgrd/backgroundfile-228556.pdf>)