
Toronto Preservation Board

Meeting No.	37	Contact	Ellen Devlin, Committee Administrator
Meeting Date	Monday, August 8, 2022	Phone	416-392-7033
Start Time	9:30 AM	E-mail	hertpb@toronto.ca
Location	Video Conference	Chair	Sandra Shaul

PB37.3	ACTION	Adopted		Ward: 13
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Alterations to a Heritage Property and Authority to Amend a Heritage Easement Agreement - 254-266 King Street East, 427-435 Adelaide Street East and 157 Princess Street

Board Decision

The Toronto Preservation Board recommends that:

1. City Council consent to the application to alter the designated property at 254-266 King Street East, 427-435 Adelaide Street East and 157 Princess Street, with conditions, under Part IV, Section 33 of the Ontario Heritage Act for the reasons stated in the report (July 14, 2022) from the Senior Manager, Heritage Planning, Urban Design, City Planning and with such alterations substantially in accordance with the Conservation Plan dated June 28, 2022, prepared by GBCA Architects, on file with the Senior Manager, Heritage Planning, Urban Design, City Planning and subject to the following conditions:

a. That the owner:

1. Amend the Heritage Easement Agreement with the City for the property at 254-266 King Street East, 427-435 Adelaide Street East and 157 Princess Street in accordance with the Conservation Plan dated June 28, 2022, prepared by GBCA Architects and on file with the Senior Manager, Heritage Planning, Urban Design, City Planning, including registration of such agreement to the satisfaction of the City Solicitor.

2. City Council authorize the City Solicitor to amend the existing Heritage Easement Agreement, registered on the title for the heritage property at 254-266 King Street East, 427-435 Adelaide Street East and 157 Princess Street, Instrument Number AT5735626, and on file

with the Senior Manager, Heritage Planning, Urban Design, City Planning, 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 amendment of the Heritage Easement Agreement for the property at 254-266 King Street East, 427-435 Adelaide Street East and 157 Princess Street.

Decision Advice and Other Information

Kristen Flood, Planner, Heritage Preservation, Urban Design, City Planning gave a presentation on Alterations to a Heritage Property and Authority to Amend a Heritage Easement Agreement - 254-266 King Street East, 427- 435 Adelaide Street East and 157 Princess Street.

Origin

(July 14, 2022) Report from the Senior Manager, Heritage Planning, Urban Design, City Planning

Summary

At its meeting on August 8, 2022, the Toronto Preservation Board considered Item [PB37.3](#) and made recommendations to City Council.

Summary from the report (July 14, 2022) from the Senior Manager, Heritage Planning, Urban Design, City Planning:

This report recommends that City Council approve alterations proposed for the property at 254-266 King Street East, 427-435 Adelaide Street East and 157 Princess Street (designated under Part IV of the Ontario Heritage Act). The alterations proposed through the subject development application have already been approved under the Ontario Heritage Act and the Planning Act. Since that time, additional engineering considerations have led to a change to the approved conservation strategy. The proposed change is a departure from the approved alterations and is not currently reflected in the permitted alterations contained within the Heritage Easement Agreement. Therefore, Council approval is needed to revise the alteration approval and to amend the Heritage Easement Agreement. The proposed change is the panelization of two additional bays (10.9 metres wide) of the south building at 266 King Street East along the Ontario Street frontage. Overall, the alteration conserves the onsite and adjacent heritage properties and is consistent with the heritage policy framework.

Background Information

(July 14, 2022) Report and Attachments 1-4 from the Senior Manager, Heritage Planning, Urban Design, City Planning on Alterations to a Heritage Property and Authority to Amend a Heritage Easement Agreement - 254-266 King Street East, 427-435 Adelaide Street East and 157 Princess Street

(<https://www.toronto.ca/legdocs/mmis/2022/pb/bgrd/backgroundfile-229042.pdf>)

(August 5, 2022) Staff Presentation - Alterations to a Heritage Property and Authority to Amend a Heritage Easement Agreement -254-266 King Street East, 427-435 Adelaide Street

East and 157 Princess Street

(<https://www.toronto.ca/legdocs/mmis/2022/pb/bgrd/backgroundfile-229164.pdf>)

Speakers

Emad Ghattas