



Toronto Preservation Board

Meeting No. 38

Contact Ellen Devlin, Committee Administrator

Meeting Date Tuesday, September 20, 2022

Phone 416-392-7033

Start Time 9:30 AM

E-mail hertpb@toronto.ca

Location Video Conference

Chair Sandra Shaul

PB38.5	ACTION	Adopted		Ward: 15
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Alterations to a Heritage Property and Authority to Enter into a Heritage Easement Agreement - 505 Balliol Street

Board Decision

The Toronto Preservation Board recommends that:

1. City Council approve the alterations to the heritage property at 505 Balliol Street, in accordance with Section 33 of the Ontario Heritage Act, to allow for the demolition of the existing rear addition, the relocation of the original building and the construction of two new semi-detached residential dwellings on the lands known municipally in 2022 as 505 Balliol Street, with such alterations substantially in accordance with plans and drawings dated April 20, 2022, prepared by Goldsmith Borgal and Company Ltd. Architects (GBCA) 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 additional conditions:

a. That prior to the issuance of any permit for all or any part of the property at 505 Balliol 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. Enter into a Heritage Easement Agreement with the City for the property at 505 Balliol Street in accordance with the plans and drawings dated April 20, 2022, prepared by GBCA Architects and on file with the Senior Manager, Heritage Planning, Urban Design, City Planning and in accordance with the Conservation Plan required in Recommendation 1.a.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 to the satisfaction of the Senior Manager, Heritage Planning, Urban Design, City Planning.

3. 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.

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, Urban Design, City Planning and thereafter shall implement such Plan to the satisfaction of the Senior Manager, Heritage Planning, Urban Design, City Planning.

6. 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.

7. 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.

8. Withdraw their objection to the designation of the property at 505 Balliol Street under Part IV, Section 29 of the Ontario Heritage Act with the Ontario Land Tribunal.

b. That prior to the release of the Letter of Credit required in Recommendation 1.a.7, 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, 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.

2. City Council authorize the entering into of a Heritage Easement Agreement under Section 37

of the Ontario Heritage Act with the owner of 505 Balliol 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 505 Balliol Street.

Origin

(August 26, 2022) Report from the Senior Manager, Heritage Planning, Urban Design, City Planning

Summary

At its meeting on September 20, 2022, the Toronto Preservation Board considered Item [PB38.5](#) and made recommendations to City Council.

Summary from the report (August 26, 2022) from the Senior Manager, Heritage Planning, Urban Design, City Planning:

This report recommends that City Council approve the alterations proposed for The Page House and Grocery Store at 505 Balliol Street (designated under Part IV of the Ontario Heritage Act) in connection with the development of the subject property. The Page House and Grocery Store is a one-and-a-half storey, gable-roofed classic 19th-century Ontario house completed by 1889 and adapted to function as a neighbourhood store from 1924 to 1951.

The development of the property requires approval of the Committee of Adjustment and propose the severance of the property into two residential lots, the demolition of the existing rear addition, the relocation of the original building to the centre of the lot and the construction of an addition with two new semi-detached residential dwellings to the rear. The proposed alterations conserve the subject heritage property and are consistent with the policy framework. The heritage impacts of the development proposal are appropriately mitigated through the overall conservation strategy.

Background Information

(August 26, 2022) Report and Attachments 1-3 from the Senior Manager, Heritage Planning, Urban Design, City Planning - Alterations to a Heritage Property and Authority to Enter into a Heritage Easement Agreement - 505 Balliol Street

(<https://www.toronto.ca/legdocs/mmis/2022/pb/bgrd/backgroundfile-229403.pdf>)

(September 16, 2022) Staff Presentation - Alterations to a Heritage Property and Authority to Enter into a Heritage Easement Agreement - 505 Balliol Street

Communications

(September 16, 2022) Letter from Alex. M. Grenzebach, Interim Chair, North York Community Preservation Panel (PB.Supp)

(<https://www.toronto.ca/legdocs/mmis/2022/pb/comm/communicationfile-156152.pdf>)

(September 19, 2022) Letter from Sharon Mourer, Chair, Heritage Committee, South Eglinton Davisville Residents' Association (SEDRA) (PB.Supp)

(<https://www.toronto.ca/legdocs/mmis/2022/pb/comm/communicationfile-156153.pdf>)