

Toronto Preservation Board

Meeting No.	30	Contact	Ellen Devin, Committee Administrator
Meeting Date	Monday, January 24, 2022	Phone	416-392-7033
Start Time	9:30 AM	E-mail	hertpb@toronto.ca
Location	Video Conference	Chair	Sandra Shaul

PB30.1	ACTION	Adopted		Ward: 11
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95 St. Joseph Street - Notice of Intention to Designate under Part IV, Section 29 of the Ontario Heritage Act

Board Decision

The Toronto Preservation Board recommends that:

1. City Council state its intention to designate the property at 95 St. Joseph Street under Part IV, Section 29 of the Ontario Heritage Act, in accordance with the Statement of Significance: 95 St. Joseph Street, (Reasons for Designation) attached as Attachment 3 to the report (January 4, 2022) from the Senior Manager, Heritage Planning, Urban Design, City Planning.
2. If there are no objections to the designations, City Council authorize the City Solicitor to introduce the bills in Council designating the property under Part IV, Section 29 of the Ontario Heritage Act.

Decision Advice and Other Information

Marybeth McTeague, Planner, Heritage Preservation, Urban Design, City Planning gave a presentation on 95 St. Joseph Street - Notice of Intention to Designate under Part IV, Section 29 of the Ontario Heritage Act.

Origin

(January 4, 2022) Report from the Senior Manager, Heritage Planning, Urban Design, City Planning

Summary

At its meeting on January 24, 2022, the Toronto Preservation Board considered Item [PB30.1](#)

and made recommendations to City Council.

Summary from the report (January 4, 2022) from the Senior Manager, Heritage Planning, Urban Design, City Planning:

This report recommends that City Council state its intention to designate the property at 95 St. Joseph Street under Part IV, Section 29 of the Ontario Heritage Act.

The property at 95 St. Joseph Street contains a four-storey complex originally known as St. Basil's Seminary and now identified as the Cardinal Flahiff Basilian Centre. The seminary is part of the University of St. Michael's College campus at the University of Toronto and is located to the east of Queen's Park and west of Bay Street in the Bay-Cloverhill neighbourhood.

St. Basil's Seminary was constructed in 1950-51 as part of the Basilian Fathers centennial project to expand St. Michael's College. The Basilian Fathers originated in France in 1828 and following the appointment of Armand-Francoise-Marie de Charbonnel as Archbishop in 1850, arrived in Toronto in 1852. In 1853, the Basilians amalgamated with St. Michael's College and in 1856 relocated the college to the Clover Hill estate. In 1949, to celebrate the college centenary and support its growth and expansion, the Basilians commissioned Ernest Cormier, OC, the Montreal-based architect and engineer who is regarded as one of Canada's most outstanding 20th-century architects, to design new and separate facilities for a high school, university and seminary. The high school, St. Michael's College was located at St. Clair and Bathurst Street. St. Basil's Seminary and the new university building, Carr Hall (1950-54), were designed by Cormier in partnership with Toronto architects, Brennan & Whale. Cormier's design for the seminary incorporated the historic Newman Hall Chapel (1913), designed by the architect Arthur W. Holmes who had authored the St. Michael's College 1920s campus masterplan and, over the course of 40 years, designed several other buildings for the college.

Completed in 1951, and extended in 1959 and 1979-80, the seminary complex is an integral part of the sequence of St. Michael's College buildings constructed over 140 years on the historic Clover Hill estate as part of a Roman Catholic educational enclave which includes the world-renowned Pontifical Institute for Medieval Studies and the Marshall McLuhan Centre for Culture and Technology. Today, the St. Michael's College campus is distinguished by its collection of low-rise college buildings constructed in a consistent palette of buff brick, limestone and concrete, punctuated by the spires of St. Basil's Church and Carr Hall and set in a series of landscaped open-spaces interwoven with pedestrian pathways which together form a distinct cultural heritage landscape. St. Basil's Seminary is an important contributor to this evolved collection and context of St. Michael's College which forms part of the University of Toronto campus surrounding Queen's Park.

Following research and evaluation under Ontario Regulation 9/06, the provincial criteria prescribed for municipal designation, staff have determined that the property at 95 St. Joseph Street merits designation under Part IV Section 29 of the Ontario Heritage Act for its design, associative and contextual value.

An Official Plan and Zoning By-law Amendment application has been submitted to permit the redevelopment of the property at 95 St. Joseph Street with a 39-storey, mixed-use building with a 12-storey podium. The proposed development would retain the front façade of the existing building, remove the later 1979-80 projecting fourth-floor addition and restore the original façade features. The interior chapel will be relocated, and will no longer be an active place of worship. It is proposed to be a multi-purpose amenity space within the development. The remainder of the existing four-storey St. Basil's Seminary and the Newman Hall Chapel would be demolished.

In June 2019, the More Homes, More Choice Act, 2019 (Bill 108) received Royal Assent. Schedule 11 of this Act included amendments to the Ontario Heritage Act (OHA). The Bill 108 Amendments to the OHA came into force on July 1, 2021, which included a shift in Part IV designations related certain Planning Act applications. Section 29(1.2) of the OHA now restricts City Council's ability to give notice of its intention to designate a property under the OHA to within 90 days after the City Clerk gives notice of a complete application.

The application currently under review was deemed complete prior to the new legislation coming into force.

Designation enables City Council to review proposed alterations, enforce heritage property standards and maintenance, and refuse demolition.

Background Information

(January 4, 2022) Report and Attachments 1-3 from the Senior Manager, Heritage Planning, Urban Design, City Planning - 95 St. Joseph Street - Notice of Intention to Designate under Part IV, Section 29 of the Ontario Heritage Act

<https://www.toronto.ca/legdocs/mmis/2022/pb/bgrd/backgroundfile-174981.pdf>

(January 1, 2022) Staff Presentation - 95 St. Joseph Street - Notice of Intention to Designate under Part IV, Section 29 of the Ontario Heritage Act

<https://www.toronto.ca/legdocs/mmis/2022/pb/bgrd/backgroundfile-175449.pdf>

Communications

(January 17, 2022) E-mail from Angela Torchia (PB.Supp)

(January 17, 2022) E-mail from Jack He (PB.Supp)

(January 17, 2022) Letter from Catherine Kim (PB.Supp)

(January 17, 2022) E-mail from Stephanie Nicholson (PB.Supp)

(January 17, 2022) E-mail from Ellie Yu (PB.Supp)

(January 17, 2022) E-mail from K. Wayne Hindmarsh (PB.Supp)

(January 17, 2022) E-mail from Henry Lubaszka (PB.Supp)

(January 17, 2022) E-mail from Lily Yang (PB.Supp)

(January 17, 2022) E-mail from Jessica Liu (PB.Supp)

(January 17, 2022) E-mail from Nelson Genereaux (PB.Supp)

(January 17, 2022) E-mail from Joanne Evans (PB.Supp)

(January 17, 2022) E-mail from George Lim (PB.Supp)

(January 17, 2022) E-mail from Wilcox Chan and Anna Ng (PB.Supp)

(January 17, 2022) E-mail from Anne Joulu (PB.Supp)

(January 17, 2022) E-mail from Xinyi Tang (PB.Supp)
(January 17, 2022) E-mail from Hao Tian (PB.Supp)
(January 17, 2022) E-mail from Ashley Hale (PB.Supp)
(January 17, 2022) E-mail from Shuo Xu (PB.Supp)
(January 17, 2022) E-mail from Dr. Ryan Patterson (PB.Supp)
(January 17, 2022) E-mail from Gang Cheng (PB.Supp)
(January 17, 2022) E-mail from Qihua Du (PB.Supp)
(January 17, 2022) E-mail from Zunwei Du (PB.Supp)
(January 18, 2022) E-mail from Jerry Cao (PB.Supp)
(January 18, 2022) E-mail from Carol Westcott (PB.Supp)
(January 18, 2022) E-mail from Binbin Weisel (PB.Supp)
(January 18, 2022) E-mail from Nabeel Batlay (PB.Supp)
(January 18, 2022) E-mail from Keith McBain (PB.Supp)
(January 18, 2022) E-mail from Shicheng Wu (PB.Supp)
(January 18, 2022) E-mail from Karlson Leung (PB.Supp)
(January 18, 2022) E-mail from Jane Wen (PB.Supp)
(January 18, 2022) E-mail from Navin Ebrahim (PB.Supp)
(January 18, 2022) E-mail from Daniel D. (PB.Supp)
(January 18, 2022) E-mail from Eddy Ji (PB.Supp)
(January 18, 2022) E-mail from Miss Au (PB.Supp)
(January 18, 2022) E-mail from Jun Wei (PB.Supp)
(January 18, 2022) E-mail from Carl Weng (PB.Supp)
(January 18, 2022) E-mail from HR Tula (PB.Supp)
(January 18, 2022) E-mail from Kevin Li (PB.Supp)
(January 18, 2022) E-mail from Alice Tsui-Berke (PB.Supp)
(January 18, 2022) E-mail from Rena John (PB.Supp)
(January 18, 2022) E-mail from Tom Zhou (PB.Supp)
(January 18, 2022) E-mail from Yufan Jin (PB.Supp)
(January 18, 2022) E-mail from Joanna Chan (PB.Supp)
(January 18, 2022) E-mail from Candace Cooper (PB.Supp)
(January 18, 2022) E-mail from Catherine Leung (PB.Supp)
(January 18, 2022) E-mail from Danyi Yang (PB.Supp)
(January 18, 2022) E-mail from Amer Mian (PB.Supp)
(January 18, 2022) E-mail from Melissa McBain (PB.Supp)
(January 18, 2022) Letter from Phyllis Lambert, Founding Director Emeritus, Canadian Centre for Architecture (PB.Supp)
<https://www.toronto.ca/legdocs/mmis/2022/pb/comm/communicationfile-143922.pdf>
(January 18, 2022) E-mail from William Wang (PB.Supp)
(January 18, 2022) E-mail from Fernando Mini (PB.Supp)
(January 18, 2022) E-mail from Munir Hashim (PB.Supp)
(January 18, 2022) E-mail from Maria Mini (PB.Supp)
(January 18, 2022) E-mail from In Kee Kim (PB.Supp)
(January 18, 2022) E-mail from Bruce Schneider, Professor Emeritus, University of Toronto (PB.Supp)
(January 18, 2022) E-mail from Loredana Vescio (PB.Supp)
(January 18, 2022) E-mail from Chris Robinson (PB.Supp)

(January 18, 2022) E-mail from Yonjin Ryoo (PB.Supp)
(January 18, 2022) E-mail from Boksoon Kim (PB.Supp)
(January 18, 2022) E-mail from Hyona Park and Young Soon Chan (PB.Supp)
(January 18, 2022) E-mail from David Wang (PB.Supp)
(January 18, 2022) E-mail from YiMing Han (PB.Supp)
(January 18, 2022) E-mail from Christine Ma (PB.Supp)
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(January 18, 2022) E-mail from Xuhua Zhang (PB.Supp)
(January 18, 2022) E-mail from Lois D. Figg (PB.Supp)
(January 18, 2022) E-mail from Jimi Li (PB.Supp)
(January 18, 2022) E-mail from Christal Huang (PB.Supp)
(January 19, 2022) E-mail from Yong Mi Kim (PB.Supp)
(January 19, 2022) E-mail from Natasha Saigol (PB.Supp)
(January 19, 2022) Letter from David Meneghello and Deborah MacLellan (PB.Supp)
(January 19, 2022) E-mail from Emma Wang (PB.Supp)
(January 19, 2022) E-mail from Edward Leung (PB.Supp)
(January 19, 2022) E-mail from Carol Wen (PB.Supp)
(January 19, 2022) Letter from Frances M. Dvorchik (PB.Supp)
(January 19, 2022) E-mail from Elena Alon (PB.Supp)
(January 19, 2022) E-mail from Veronica (Bury) Kenny (PB.Supp)
(January 19, 2022) E-mail from Heather Lee (PB.Supp)
(January 19, 2022) E-mail from Tony Wong (PB.Supp)
(January 19, 2022) E-mail from Imtiaz Shaikh (PB.Supp)
(January 19, 2022) E-mail from Micaela Alon (PB.Supp)
(January 19, 2022) E-mail from Steve Lim (PB.Supp)
(January 19, 2022) E-mail from Kaiwen Zhang (PB.Supp)
(January 19, 2022) E-mail from Jiayi Wang (PB.Supp)
(January 19, 2022) E-mail from Bruce Xiaolong Li (PB.Supp)
(January 19, 2022) E-mail from Velupillai Balasubramaniam (PB.Supp)
(January 20, 2022) E-mail from Dr. Katherine Bury (PB.Supp)
(January 20, 2022) E-mail from Wallace Chim (PB.Supp)
(January 20, 2022) Letter from Mark Flowers, Davies Howe LLP (PB.Supp)
(<https://www.toronto.ca/legdocs/mmis/2022/pb/comm/communicationfile-144018.pdf>)
(January 20, 2022) E-mail from Francelle Au (PB.Supp)
(January 20, 2022) E-mail from Mordechai Wasserman (PB.Supp)
(January 20, 2022) E-mail from Darius Hung (PB.Supp)
(January 20, 2022) E-mail from Horman Hung (PB.Supp)
(January 20, 2022) E-mail from Leizu Xie (PB.Supp)
(January 20, 2022) E-mail from Farzin and Niusha Kompani (PB.Supp)
(January 20, 2022) E-mail from Romualdo Alon (PB.Supp)
(January 20, 2022) E-mail from Susan A'Court (PB.Supp)
(January 20, 2022) E-mail from Lenie Madulid (PB.Supp)
(January 20, 2022) E-mail from Christina Yoonji Lee (PB.Supp)
(January 20, 2022) E-mail from Beverley James (PB.Supp)
(January 20, 2022) Letter from Matthew Zambri, President Architectural Conservancy Ontario (PB.Supp)
(<https://www.toronto.ca/legdocs/mmis/2022/pb/comm/communicationfile-143996.pdf>)

(January 20, 2022) E-mail from Edward Gabis (PB.Supp)
(January 20, 2022) E-mail from Edgardo Madulid (PB.Supp)
(January 20, 2022) E-mail from Mei-Lan Wu (PB.Supp)
(January 20, 2022) E-mail from Chrystina E.A. Swetman (PB.Supp)
(January 20, 2022) E-mail from Lorena Kisson (PB.Supp)
(January 20, 2022) E-mail from Raymond Chow (PB.Supp)
(January 20, 2022) E-mail from Marilyn A. Schneider (PB.Supp)
(January 19, 2022) Letter from Dara Beard and Mary Pat Kielty (PB.Supp)
(January 20, 2022) E-mail from Sophie Molin (PB.Supp)
(January 20, 2022) E-mail from Kimberly Boyce (PB.Supp)
(January 20, 2022) E-mail from Jessica Malhee Yang (PB.Supp)
(January 20, 2022) E-mail from Nancy Hau Yi Wong (PB.Supp)
(January 20, 2022) E-mail from Soonhyun Chang (PB.Supp)
(January 20, 2022) E-mail from Melody Li (PB.Supp)
(January 20, 2022) E-mail from Dylan Shaul (PB.Supp)
(January 21, 2022) E-mail from Zhiying Zheng and Shou Feng Law (PB.Supp)
(January 21, 2022) E-mail from Xin Li (PB.Supp)
(January 21, 2022) E-mail from Tony Mak (PB.Supp)
(January 21, 2022) E-mail from Julie Chow (PB.Supp)
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(January 21, 2022) E-mail from Matthew Cressatti (PB.Supp)
(January 21, 2022) E-mail from Zhihong Weng (PB.Supp)
(January 21, 2022) Letter from Leslie Yager (PB.Supp)
(January 21, 2022) E-mail from Mingdi Xie (PB.Supp)
(January 21, 2022) E-mail from Sue Williamson (PB.Supp)
(January 21, 2022) E-mail from Maddy Ewing (PB.Supp)
(January 21, 2022) E-mail from Tim Robinson (PB.Supp)
(January 21, 2022) E-mail from Xueqing Shang (PB.Supp)
(January 21, 2022) E-mail from Zhengbang Zhou (PB.Supp)
(January 21, 2022) E-mail from Liping Xie (PB.Supp)
(January 21, 2022) E-mail from Dr. Eva Grunfeld (PB.Supp)
(January 21, 2022) E-mail from Samuel Mosonyi (PB.Supp)
(January 21, 2022) E-mail from Anne Lee (PB.Supp)
(January 21, 2022) E-mail from Benjamin Pan (PB.Supp)
(January 21, 2022) E-mail from Allison Tsz Kwan Lau (PB.Supp)
(January 21, 2022) E-mail from Svitlana Boblyyova and Vadym Galushko (PB.Supp)
(January 22, 2022) E-mail from Jenny Kim (PB.Supp)

Speakers

Leslie Yager

Remo Agostino, VICE PRESIDENT, DEVELOPMENT, Daniel Homes

Dara Beard