

Toronto Preservation Board

Meeting No.	30	Contact	Ellen Devlin, 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

PB30.5	ACTION	Adopted		Ward: 10
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Alterations to a Heritage Property and Authority to Enter into a Heritage Easement Agreement - 250 University Avenue

Board Decision

The Toronto Preservation Board recommends to the Toronto and East York Community Council that:

1. City Council approve the alterations to the heritage property at 250 University Avenue, in accordance with Section 33 of the Ontario Heritage Act, to allow for the construction of a 47-storey mixed use building on the lands known municipally in 2021 as 250 University Avenue, with such alterations substantially in accordance with plans and drawings dated August 16, 2021, prepared by IBI Group Architects, and on file with the Senior Manager, Heritage Planning, Urban Design, City Planning; and the Heritage Impact Assessment (HIA), prepared by Goldsmith Borgal Ltd. Architects, dated August 13, 2021 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 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 prior to the introduction of the bills for such Zoning By-law Amendment by City Council, the owner shall:

1. Enter into a Heritage Easement Agreement with the City for the property at 250 University Avenue in accordance with the plans and drawings dated August 16, 2021, prepared by IBI Group Architects, and on file with the Senior Manager, Heritage Planning, Urban Design, City Planning and the Heritage Impact Assessment prepared by Goldsmith Borgal Ltd. Architects, dated August 13, 2021, and in accordance with the Conservation Plan required in Recommendation 1.b.2 below, 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 250 University Avenue prepared by Goldsmith Borgal Ltd. Architects, dated August 13, 2021, to the satisfaction of the Senior Manager, Heritage Planning, Urban Design, City Planning.

c. That prior to final Site Plan approval for the proposal, for the property located at 250 University Avenue, the owner shall:

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

2. 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.

3. Submit a Signage Plan to the satisfaction of the Senior Manager, Heritage Planning, Urban Design, City Planning.

4. 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.

d. That prior to the issuance of any permit for all or any part of the property at 250 University Avenue, 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, 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 CD 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.

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 and the required interpretive work has been completed in accordance with the Conservation 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 250 University Avenue 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 250 University Avenue.

Decision Advice and Other Information

Dan DiBartolo, 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 - 250 University Avenue.

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 [PB30.5](#) and made recommendations to City Council.

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

The property at 250 University Avenue is listed on the City of Toronto's Heritage Register and designated under Part V of the Act as part of the Queen Street West Heritage Conservation District. At its meeting on November 9, 2021 City Council agreed to issue a Notice of Intention to Designate under Part IV of the Ontario Heritage Act for this property. The appeal period for the Notice of Intention to Designate expired on December 20, 2021 and no objections have been received but the designation by-law has not yet been passed. This report recommends City Council approve the alterations proposed under S. 33 of the Ontario Heritage Act for the heritage property in connection with a proposed development, and grant authority to enter into a Heritage Easement Agreement for the subject property.

The Site is located on the southwest corner of Queen Street West and University Avenue. The property identified as 250 University Avenue contains the Bank of Canada Building, also known as the Toronto Agency, constructed in 1958 and designed by the architectural firm of Marani & Morris.

A Zoning By-Law Amendment application was submitted to the City to permit a 54-storey residential mixed-use building in 2018. A revised proposal was submitted on August 27, 2021 that involves a 47 storey mixed-use building and the full retention of 250 University Avenue, including its office lobby, while introducing a TTC Osgoode subway entrance at the northeast corner of the building.

Background Information

(January 4, 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 - 250 University Avenue

<https://www.toronto.ca/legdocs/mmis/2022/pb/bgrd/backgroundfile-174960.pdf>

(January 21, 2022) Staff Presentation - Alterations to a Heritage Property and Authority to Enter into a Heritage Easement Agreement - 250 University Avenue

<https://www.toronto.ca/legdocs/mmis/2022/pb/bgrd/backgroundfile-175446.pdf>

Communications

(January 24, 2022) Letter from Christopher Borgal (PB.Supp)

Speakers

Christopher Borgal, GBCA architects