



Toronto Preservation Board

Meeting No.	34	Contact	Ellen Devlin, Committee Administrator
Meeting Date	Tuesday, May 10, 2022	Phone	416-392-7033
Start Time	9:30 AM	E-mail	hertpb@toronto.ca
Location	Video Conference	Chair	Sandra Shaul

PB34.5	ACTION	Adopted		Ward: 13
--------	--------	---------	--	----------

Alterations to a Heritage Property and Authority to Enter into a Heritage Easement Agreement - 353-355 Sherbourne Street and 157 Carlton Street

Board Decision

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

1. City Council approve the alterations to the designated heritage property at 353-355 Sherbourne Street and 157 Carlton Street, in accordance with Section 42 of the Ontario Heritage Act, for the construction of a new 12-storey mixed use building with alterations to the designated property consistent with the plans and drawings dated February 18, 2022 prepared by KPMB Architects and the Heritage Impact Assessment dated March 17, 2022 prepared by ERA Architects Inc., 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 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 Council, the owner shall:

1. Enter into a Heritage Easement Agreement with the City for the property at 353-355 Sherbourne Street and 157 Carlton Street substantially in accordance with plans and drawings

dated February 18, 2022 prepared by KPMB Architects and the Heritage Impact Assessment dated March 17, 2022 prepared by ERA Architects Inc., subject to and in accordance with the approved Conservation Plan required in Recommendation 1.b.2, to the satisfaction of the Senior Manager, Heritage Planning, Urban Design, City Planning including execution of such agreement to the satisfaction of the City Solicitor.

2. Provide a detailed Conservation Plan prepared by a qualified heritage consultant that is substantially in accordance with the conservation strategy set out in the Heritage Impact Assessment for 353-355 Sherbourne Street and 157 Carlton Street prepared by ERA Architects Inc., dated March 17, 2022, to the satisfaction of the Senior Manager, Heritage Planning, Urban Design, City Planning.

c. That prior to Final Site Plan approval in connection with the Zoning By-law Amendment for the property at 353-355 Sherbourne Street and 157 Carlton Street the owner shall:

1. Provide final site plan drawings including drawings related to the approved Conservation Plan required in Recommendation 1.b.2 to the satisfaction of the Senior Manager, Heritage Planning, Urban Design, City Planning.

2. 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.

3. Provide a Heritage Lighting Plan that describes how 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. Submit a Signage Plan for the proposed development 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.

d. That prior to the issuance of any permit for all or any part of the property at 353-355 Sherbourne Street and 157 Carlton 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. Have entered into a Heritage Easement Agreement with the City required in Recommendation 1.b.1.

2. 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 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.

3. 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.

e. That prior to the release of the Letter of Credit required in Recommendation 1.d.3 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, required heritage lighting work, and the required interpretive work has been completed in accordance with the Conservation Plan, 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 353-355 Sherbourne Street and 157 Carlton 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 353-355 Sherbourne Street and 157 Carlton Street.

Decision Advice and Other Information

Georgia Kuich, 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 - 353-355 Sherbourne Street and 157 Carlton Street.

Origin

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

Summary

At its meeting on May 10, 2022, the Toronto Preservation Board considered Item [PB34.5](#) and made recommendations to City Council.

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

This report recommends that City Council approve the alterations proposed for the property known as St. Luke's United Church at 353-355 Sherbourne Street and 157 Carlton Street, designated under Part V of the Ontario Heritage Act, in connection with an Official Plan and Zoning By-law Amendment application on the subject property, and that Council grant authority for the City to enter into a Heritage Easement Agreement with the owner.

The subject property is located within the Cabbagetown Northwest Heritage Conservation District (HCD) and contains the St. Luke's United Church complex. The property is identified in the HCD Plan as a significant building that contributes to the heritage character of the primarily residential district.

The church, designed by Canadian architects Langley and Burke in 1887 as the Sherbourne Street Methodist Church, has undergone a series of alterations and additions over the years. In 1912, a Sunday school, also designed by Langley and Burke, was added to the northeast corner. A narthex, designed by Toronto architects Wickson and Gregg, was added to the front of the church in 1929 and a gymnasium was constructed in 1962 in the south portion of the site to the design of Toronto architects Parrott, Tambling and Witmer.

The development application is comprised of the construction of a twelve-storey mixed-use building on the property that includes the rehabilitation of the 1887 church and the 1912 Sunday school, and the removal of the narthex and gymnasium additions.

Background Information

(April 26, 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 - 353-355 Sherbourne Street and 157 Carlton Street (<https://www.toronto.ca/legdocs/mmis/2022/pb/bgrd/backgroundfile-225043.pdf>)

(May 6, 2022) Staff Presentation - Alterations to a Heritage Property and Authority to Enter into a Heritage Easement Agreement - 353-355 Sherbourne Street and 157 Carlton Street (<https://www.toronto.ca/legdocs/mmis/2022/pb/bgrd/backgroundfile-225566.pdf>)

Communications

(May 9, 2022) Submission from Sharon Hong, ERA Architects Inc. (PB.Supp) (<https://www.toronto.ca/legdocs/mmis/2022/pb/comm/communicationfile-149838.pdf>)

Speakers

Graeme Stewart, ERA Architects Inc.