

Toronto Preservation Board

Meeting No.	35	Contact	Ellen Devlin, Committee Administrator
Meeting Date	Tuesday, June 14, 2022	Phone	416-392-7033
Start Time	9:30 AM	E-mail	hertpb@toronto.ca
Location	Video Conference	Chair	Sandra Shaul

PB35.4	ACTION	Without Recs		Ward: 11
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Alterations to a Heritage Property and Authority to Enter into a Heritage Easement Agreement - 95 St. Joseph Street

Board Decision

The Toronto Preservation Board submits the item to the Toronto and East York Community Council without recommendation.

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 Enter into a Heritage Easement Agreement - 95 St. Joseph Street.

Origin

(May 24, 2022) Report from the Senior Manager, Heritage Planning, Urban Design, City Planning

Summary

At its meeting on June 14, 2022, the Toronto Preservation Board considered Item [PB35.4](#) and forwarded the Item without recommendation.

Summary from the report (May 24, 2022) from the Senior Manager, Heritage Planning, Urban Design, City Planning:

This report recommends that City Council approve the alterations proposed for St. Basil's Seminary (designated under Part IV of the Ontario Heritage Act) in connection with the development of the subject property. The development is the subject of an Official Plan

Amendment and a Zoning By-law Amendment application under the Planning Act.

The property contains St. Basil's Seminary, now known as the Cardinal Flahiff Basilian Centre, which is an important example of the work of the great, 20th-century Canadian architect and engineer, Ernest Cormier (1885-1980). Cormier's other notable commissions include the Supreme Court of Canada building in Ottawa. The four-storey seminary complex was completed in 1951 as part of the Basilian Fathers centennial project to expand St. Michael's College. The seminary expresses Cormier's characteristic balance of Modernism with tradition and the St. Basil's Seminary Chapel interior, is especially significant as representative of Cormier's work. The property also contains Newman Hall Chapel, designed in 1913 by Arthur W. Holmes.

The development application proposes a 39-storey, mixed-use tower with a 12-storey podium that incorporates a portion of St. Basil's Seminary and relocates the interior Seminary Chapel. The retained portions of the Seminary are proposed to be restored in the alternative location with minor modifications to support the new interior programming. The Newman Hall Chapel is proposed to be demolished. Overall, the alterations conserve the onsite and adjacent heritage properties and are consistent with the existing heritage policy framework. The heritage impacts of the development proposal are appropriately mitigated through the overall conservation strategy.

Background Information

(April 24, 2022) Revised 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 - 95 St. Joseph Street

<https://www.toronto.ca/legdocs/mmis/2022/pb/bgrd/backgroundfile-227213.pdf>

(May 24, 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 - 95 St. Joseph Street

<https://www.toronto.ca/legdocs/mmis/2022/pb/bgrd/backgroundfile-226573.pdf>

(June 10, 2022) Staff Presentation - Alterations to a Heritage Property and Authority to Enter into a Heritage Easement Agreement - 95 St. Joseph Street

<https://www.toronto.ca/legdocs/mmis/2022/pb/bgrd/backgroundfile-227091.pdf>

Communications

(June 7, 2022) Letter from Chris Robinson, 95 Action Group (PB.Supp)

(June 7, 2022) Letter from Dara Beard, President, MTCC 561 Board (PB.Supp)

(June 8, 2022) E-mail from Raymond Chow (PB.Supp)

(June 8, 2022) E-mail from Lynn Xu (PB.Supp)

(June 8, 2022) E-mail from Wendy Yang (PB.Supp)

(June 8, 2022) E-mail from Adrian Ma (PB.Supp)

(June 8, 2022) Letter from Leslie Yager (PB.Supp)

(June 8, 2022) E-mail from Alex Gao (PB.Supp)

(June 8, 2022) E-mail from Kevin Wilson (PB.Supp)

(June 8, 2022) E-mail from Eddy Ji (PB.Supp)

(June 8, 2022) E-mail from In Kee Kim (PB.Supp)

(June 8, 2022) E-mail from Johnny and Pam Matharu (PB.Supp)
(June 8, 2022) E-mail from Alassandria Vescio (PB.Supp)
(June 8, 2022) E-mail from Shi Qiu (PB.Supp)
(June 8, 2022) E-mail from Nadav Katz (PB.Supp)
(June 8, 2022) E-mail from Yufan Jin (PB.Supp)
(June 8, 2022) E-mail from Navin Ebrahim (PB.Supp)
(June 8, 2022) E-mail from Michelle Ji (PB.Supp)
(June 8, 2022) E-mail from Danyi Yang (PB.Supp)
(June 8, 2022) E-mail from Joanna Chan (PB.Supp)
(June 8, 2022) E-mail from Catty Borean (PB.Supp)
(June 8, 2022) E-mail from Fernando Mini (PB.Supp)
(June 8, 2022) E-mail from Maria Mini (PB.Supp)
(June 8, 2022) E-mail from Jack An (PB.Supp)
(June 8, 2022) E-mail from Tiankuo Weng (PB.Supp)
(June 8, 2022) E-mail from Ellen Sun (PB.Supp)
(June 8, 2022) E-mail from Kevin Li (PB.Supp)
(June 8, 2022) E-mail from Farzin and Niusha Kompani (PB.Supp)
(June 8, 2022) E-mail from Natasha Saigol (PB.Supp)
(June 8, 2022) E-mail from Catherine Kim (PB.Supp)
(June 8, 2022) E-mail from Yong Mi Kim (PB.Supp)
(June 8, 2022) E-mail from Salina Ching (PB.Supp)
(June 8, 2022) E-mail from Colette Cabessa (PB.Supp)
(June 8, 2022) E-mail from Atty Yazdy (PB.Supp)
(June 8, 2022) E-mail from Sheila Coleman (PB.Supp)
(June 8, 2022) E-mail from Shuo Xu (PB.Supp)
(June 8, 2022) E-mail from Tiffany Ng (PB.Supp)
(June 8, 2022) E-mail from Hsuan Hsu (PB.Supp)
(June 8, 2022) Letter from Frances M. Dvorchik (PB.Supp)
(June 8, 2022) E-mail from Everardo Ramirez (PB.Supp)
(June 8, 2022) E-mail from Hapreet Bajaj (PB.Supp)
(June 8, 2022) E-mail from Jen Wen (PB.Supp)
(June 8, 2022) E-mail from Rin Su (PB.Supp)
(June 8, 2022) E-mail from Xinyi Tang (PB.Supp)
(June 8, 2022) Letter from Phyllis Lambert, Founding Director Emeritus, Canadian Centre for Architecture (PB.Supp)
(<https://www.toronto.ca/legdocs/mmis/2022/pb/comm/communicationfile-151567.pdf>)
(June 8, 2022) E-mail from Lidia and Tony Gentilucci (PB.Supp)
(June 8, 2022) Letter from Stephen Belcourt (PB.Supp)
(June 8, 2022) E-mail from Anne Joulu (PB.Supp)
(June 8, 2022) E-mail from Hank Lubaszka (PB.Supp)
(June 8, 2022) E-mail from Pauline Fong-Leung (PB.Supp)
(June 8, 2022) E-mail from Wing Yun Au (PB.Supp)
(June 8, 2022) E-mail from Yi Du (PB.Supp)
(June 8, 2022) E-mail from Imtiaz Shaikh (PB.Supp)
(June 8, 2022) E-mail from Antonella Luccisano (PB.Supp)
(June 8, 2022) E-mail from Sophia Lee (PB.Supp)

(June 8, 2022) E-mail from Yue Guo (PB.Supp)
(June 8, 2022) E-mail from Eden Zheng (PB.Supp)
(June 8, 2022) E-mail from Phillip Robinson (PB.Supp)
(June 8, 2022) E-mail from Tina Yun (PB.Supp)
(June 8, 2022) E-mail from Jian Guo (PB.Supp)
(June 10, 2022) Letter from Stephanie Nicholson (PB.Supp)
(June 10, 2022) E-mail from Julio Chen (PB.Supp)
(June 10, 2022) E-mail from Dylan Shaul (PB.Supp)
(June 10, 2022) E-mail from Cecilia Wong (PB.Supp)
(June 10, 2022) E-mail from Billie Brow (PB.Supp)
(June 10, 2022) E-mail from Jingqi Wang (PB.Supp)
(June 10, 2022) E-mail from Ernest Ho & Marisa Lam (PB.Supp)
(June 10, 2022) E-mail from Jessica Liu (PB.Supp)
(June 10, 2022) E-mail from Victoria Shoukas (PB.Supp)
(June 10, 2022) E-mail from Tammy Chan (PB.Supp)
(June 10, 2022) E-mail from Vivienne AuYeung (PB.Supp)
(June 10, 2022) E-mail from Barbara Dawson (PB.Supp)
(June 10, 2022) E-mail from Angela Torchia (PB.Supp)
(June 10, 2022) E-mail from Laura Liu (PB.Supp)
(June 10, 2022) E-mail from Danlei Huang (PB.Supp)
(June 10, 2022) E-mail from Winton Au (PB.Supp)
(June 9, 2022) Letter from K. Wayne Hindmarsh, CEO, Canadian Council for Accreditation of Pharmacy Programs, Dean Emeritus, Leslie Dan Faculty of Pharmacy, University of Toronto (PB.Supp)
<https://www.toronto.ca/legdocs/mmis/2022/pb/comm/communicationfile-151856.pdf>
(June 9, 2022) E-mail from Dr. E. Grunfeld (PB.Supp)
(June 9, 2022) E-mail from Yuhui Wang (PB.Supp)
(June 9, 2022) E-mail from Maggie Chan (PB.Supp)
(June 9, 2022) E-mail from Hao Ding (PB.Supp)
(June 9, 2022) E-mail from Ping Hsiu Hsieh (PB.Supp)
(June 9, 2022) E-mail from Bruce Schneider (PB.Supp)
(June 10, 2022) E-mail from Hong Yue Hu (PB.Supp)
(June 9, 2022) E-mail from Ellie Yu (PB.Supp)
(June 9, 2022) E-mail from Jun Wei (PB.Supp)
(June 10, 2022) E-mail from Nick Moumos (PB.Supp)
(June 10, 2022) E-mail from Wende & Kenny Lam (PB.Supp)
(June 9, 2022) E-mail from Caroline Van Haeften (PB.Supp)
(June 9, 2022) E-mail from Charlotte Snider (PB.Supp)
(June 9, 2022) E-mail from Anshi Lu (PB.Supp)
(June 9, 2022) E-mail from C.E Westcott (PB.Supp)
(June 9, 2022) E-mail from Renee Lui (PB.Supp)
(June 9, 2022) E-mail from David Meneghello (PB.Supp)
(June 9, 2022) Letter from Mina Hunt (PB.Supp)
(June 9, 2022) E-mail from Ryan Yu (PB.Supp)
(June 9, 2022) E-mail from Bin Wang (PB.Supp)
(June 9, 2022) Letter from Kassandra Shortt (PB.Supp)

(June 9, 2022) E-mail from Mingyu Wu (PB.Supp)
(June 9, 2022) E-mail from Reiko Hanabusa (PB.Supp)
(June 9, 2022) E-mail from Xiaoli Wu (PB.Supp)
(June 9, 2022) E-mail from Joanne Evans (PB.Supp)
(June 10, 2022) E-mail from Chrystina E A Swetman (PB.Supp)
(June 10, 2022) E-mail from Dan Lin (PB.Supp)
(June 10, 2022) E-mail from Maddy Ewing (PB.Supp)
(June 10, 2022) E-mail from John Yu (PB.Supp)
(June 10, 2022) E-mail from Zunwei Du (PB.Supp)
(June 10, 2022) E-mail from Gang Cheng (PB.Supp)
(June 10, 2022) E-mail from Qihua Du (PB.Supp)
(June 10, 2022) E-mail from Zhihong Weng (PB.Supp)
(June 10, 2022) E-mail from Jing Li (PB.Supp)
(June 10, 2022) E-mail from Rui Zhang (PB.Supp)
(June 10, 2022) E-mail from Dr. Ryan Patterson (PB.Supp)
(June 10, 2022) E-mail from Anne Lee (PB.Supp)
(June 10, 2022) E-mail from Sima Atout (PB.Supp)
(June 10, 2022) E-mail from Siyu Fu (PB.Supp)
(June 10, 2022) E-mail from Christal Huang (PB.Supp)
(June 10, 2022) E-mail from Tony H C Wong (PB.Supp)
(June 10, 2022) Letter from Mark Flowers, Davies Howe LLP (PB.Supp)
(<https://www.toronto.ca/legdocs/mmis/2022/pb/comm/communicationfile-152276.pdf>)
(June 10, 2022) E-mail from Katherine Bury (PB.Supp)
(June 13, 2022) Letter from Liliana Soengas, Legacy Property Management (PB.Supp)
(June 13, 2022) E-mail from William Graham (PB.Supp)
(June 13, 2022) E-mail from Carol Westcott (PB.Supp)
(June 13, 2022) E-mail from John Zhang (PB.Supp)
(June 13, 2022) Letter from Kathryn Holden (PB.Supp)
(<https://www.toronto.ca/legdocs/mmis/2022/pb/comm/communicationfile-152613.pdf>)

Speakers

Remo Agostino, VP, Development, Daniels HR Corporation
Chris Robinson, 95 Action Group
Dara Beard, President, MTCC 561 Board
Stephen Belcourt
Stephanie Nicholson
Marilyn A. Schneider
Liliana Soengas, Legacy Property Management
Kathryn Holden