



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

PB35.6	ACTION	Adopted		Ward: 13
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Alterations to a Heritage Property and Authority to Enter into a Heritage Easement Agreement - 508 and 510 Church Street

Board Decision

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

1. City Council consent to the application to alter the designated property at 508 and 510 Church Street, with conditions, under Part IV, Section 33 of the Ontario Heritage Act for the reasons stated in the report (May 24, 2022) from the Senior Manager, Heritage Planning, Urban Design, City Planning and with such alterations substantially in accordance with the plans and drawings dated April 8, 2022, prepared by Diamond Schmitt Architects and on file with the Senior Manager, Heritage Planning and the Heritage Impact Assessment prepared by ERA Architects Inc., dated December 16, 2021 and on file with the Senior Manager, Heritage Planning, Urban Design, City Planning all subject to and in accordance with the 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 Official Plan Amendment and 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 the owner:

1. Enter into a Heritage Easement Agreement with the City for the property at 508 and 510 Church Street substantially in accordance with the plans and drawings dated April 8, 2022, prepared by Diamond Schmitt Architects and on file with the Senior Manager, Heritage Planning, Urban Design, City Planning the Heritage Impact Assessment prepared by ERA Architects Inc., dated December 16, 2021, subject to 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 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 the property at 508 and 510 Church Street prepared by ERA Architects Inc., dated December 16, 2021, to the satisfaction of the Senior Manager, Heritage Planning, Urban Design, City Planning.

3. Recommendation b.1. and 2. above are required to be satisfied prior to the introduction of the bill for any Zoning By-law Amendment related to the property, unless other legal mechanisms are utilized so as to satisfy the City Solicitor that no Building Permit will be issued until such time as the Owner has entered into the Heritage Easement Agreement and registered the agreement on title. In any case, the Conservation Plan must be accepted and the Heritage Easement Agreement must be entered into and registered no later than December 9, 2022, or such later date as may be agreed by the owner and the Senior Manager, Heritage Planning, Urban Design, City Planning in writing, failing which this condition will be determined to be unfulfilled.

c. That prior to Site Plan approval for the proposed Official Plan Amendment and Zoning By-law Amendment for the properties located at 508 and 510 Church Street, the subject 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. Provide a detailed landscape plan for the subject property, satisfactory to 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.

5. Submit a Signage Plan for the subject property 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 508 and 510 Church 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 above.

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 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.

3. Provide a Letter of Credit, including provision for upward 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.

4. Provide full documentation of the existing Crews and Tangos building and coach house, 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 USB flash drive 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.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 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 the properties at 508 and 510 Church 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 properties at 508 and 510 Church Street.

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 - 508 and 510 Church 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 [PB35.6](#) and made recommendations to City Council.

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 the heritage properties at 508 and 510 Church Street (designated under Part IV of the Ontario Heritage Act) in connection with the development of the subject site.

The development site at 506-516 Church Street contains the Crews and Tangos building at 508 and 510 Church Street, which comprises two adjoining structures, originally constructed as part of a row of six residences in c.1856-1858, along with a surviving nineteenth-century coach house to the rear. The primary structures are a unique example of semi-detached house-form buildings from the mid-nineteenth century that have evolved for commercial use. Since 1994 they have been the home of Crews, later Crews and Tangos, a storied venue for drag performances and queer gatherings. The building is notable for its asymmetrical configuration and details that demonstrate the influence of the Romanesque Revival style. The property is a cultural landmark within the Church and Wellesley Village and for Toronto's broader 2SLGBTQ+ community.

The development application proposes a 14-storey mixed-use building, the retention of a portion of the existing Crews and Tangos building at 508 and 510 Church Street and the demolition of the coach house to the rear. The retained portion of the heritage building is proposed to be restored with minor modifications to support ground floor retail uses. The existing World Pride Mural will be removed to allow for masonry restoration and it will be commemorated through documentation and two new murals. The proposed alterations conserve the heritage properties and are consistent with the policy framework. The heritage impacts of the development proposal are appropriately mitigated through the overall conservation strategy.

Background Information

(May 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 - 508 and 510 Church Street

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<https://www.toronto.ca/legdocs/mmis/2022/pb/bgrd/backgroundfile-226575.pdf>

(June 10, 2022) Staff Presentation - Alterations to a Heritage Property and Authority to Enter into a Heritage Easement Agreement - 508 and 510 Church Street

<https://www.toronto.ca/legdocs/mmis/2022/pb/bgrd/backgroundfile-227104.pdf>

Communications

(June 10, 2022) Submission from Philip Evans, ERA Architects Inc. (PB.Supp)

<https://www.toronto.ca/legdocs/mmis/2022/pb/comm/communicationfile-152293.pdf>

Speakers

Philip Evans, ERA Architects Inc.

Shwaan Hutton