

Toronto Preservation Board

Meeting No. 12**Contact** Matthew Green, Committee Administrator**Meeting Date** Thursday, December 7, 2023**Phone** 416-392-4666**Start Time** 9:30 AM**E-mail** hertpb@toronto.ca**Location** Video Conference**Chair** Sandra Shaul

PB12.5	ACTION	Amended		Ward: 13
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47, 49, 51, 53, 55, 57, 59, 63, 65 Huntley Street; 1, 3, 7, 9, 11 Selby Street; 16, 18 Linden Street - Alterations to Designated Heritage Properties; 47 Huntley Street (2 Linden Street) - Demolition on a Heritage Property; Authority to Enter into a Heritage Easement Agreement

Board Decision

The Toronto Preservation Board recommends that:

1. City Council approve:

a. the alterations to the heritage properties at 47, 49, 51, 53, 55, 57, 59, 63, 65 Huntley Street; 1, 3, 7, 9, 11 Selby Street and 16, 18 Linden Street, in accordance with Section 33 of the Ontario Heritage Act to allow for the construction of two new tall buildings on the subject lands with such alterations substantially in accordance with the plans and drawings dated October 24, 2023 prepared by Arcadis/IBI Group Architects and the Heritage Impact Assessment dated November 14, 2023 prepared by ERA Architects Inc., both on file with the Senior Manager, Heritage Planning, all subject to and in accordance with the Conservation Plan satisfactory to the Senior Manager, Heritage Planning and subject to conditions as set out below.

b. the demolition of the existing building on the designated heritage property at 2 Linden Street, in accordance with Section 34(1) 2 of the Ontario Heritage Act to allow for the construction of a new public park in connection with the approval of two new tall buildings on the subject lands substantially in accordance with the plans and drawings dated October 24, 2023 prepared by Arcadis/IBI Group Architects and the Heritage Impact Assessment dated November 14, 2023 prepared by ERA Architects Inc., both on file with the Senior Manager, Heritage Planning, all subject to, and in

accordance with, the Conservation Plan satisfactory to the Senior Manager, Heritage Planning, and subject to conditions as set out below.

2. City Council direct that its consent to the application to alter the designated properties at 47, 49, 51, 53, 55, 57, 59, 63, 65 Huntley Street; 1, 3, 7, 9, 11 Selby Street and 16, 18 Linden Street under Part IV, Section 33 of the Ontario Heritage Act and its consent to the demolition of a heritage building of the designated heritage property at 2 Linden Street, under Part IV, Section 34(1) 2 of the Ontario Heritage Act are also subject to the following conditions:

a. prior to any Ontario Land Tribunal Order issued in connection with the related Official Plan Amendment and Zoning By-law Amendment appeal, the owner shall:

1. Enter into a Heritage Easement Agreement with the City for the properties at 47, 49, 51, 53, 55, 57, 59, 63, 65 Huntley Street; 1, 3, 7, 9, 11 Selby Street and 16, 18 Linden Street substantially in accordance with the plans and drawings dated October 24, 2023 prepared by Arcadis/IBI Group Architects and the Heritage Impact Assessment dated November 14, 2023 prepared by ERA Architects Inc., subject to and in accordance with the Conservation Plan required in Recommendation 2. a. 2 below, to the satisfaction of the Senior Manager, Heritage 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 consistent with the conservation strategy set out in the Heritage Impact Assessment for 47, 49, 51, 53, 55, 57, 59, 63, 65 Huntley Street; 1, 3, 7, 9, 11 Selby Street and 16, 18 Linden Street dated August 16, 2023 prepared by ERA Architects Inc., to the satisfaction of the Senior Manager, Heritage Planning.

b. That prior to Site Plan approval for the proposed Official Plan Amendment and Zoning By-law Amendment by City Council for the properties located at 47, 49, 51, 53, 55, 57, 59, 63, 65 Huntley Street; 1, 3, 7, 9, 11 Selby Street and 2,16 and 18 Linden Street, the owner shall:

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

2. Have obtained final approval for the necessary Official Plan Amendment and Zoning By-law Amendment required for the subject property, such Amendments to have come into full force and effect.

3. Provide a detailed Landscape Plan for the properties located at 47, 49, 51, 53, 55, 57, 59, 63, 65 Huntley Street; 1, 3, 7, 9, 11 Selby Street and 16 and 18 Linden Street, satisfactory to the Senior Manager, Heritage Planning.

4. Provide a Heritage Lighting Plan that describes how the exterior of the properties located at 47, 49, 51, 53, 55, 57, 59, 63, 65 Huntley Street; 1, 3, 7, 9, 11 Selby Street and 16 and 18 Linden Street will be sensitively illuminated to enhance its heritage character to the satisfaction of the Senior Manager, Heritage Planning and thereafter shall implement such Plan to the satisfaction of the Senior Manager, Heritage Planning.

5. Provide an Interpretation Plan for the properties located at 47, 49, 51, 53, 55, 57, 59, 63, 65 Huntley Street; 1, 3, 7, 9, 11 Selby Street and 16 and 18 Linden Street, including research into and representation of unique associative values for each heritage property in addition to significant area themes, to the satisfaction of the Senior Manager, Heritage Planning and thereafter shall implement such Plan to the satisfaction of the Senior Manager, Heritage Planning.

c. That prior to the issuance of any permit for all or any part of the properties at 47, 49, 51, 53, 55, 57, 59, 63, 65 Huntley Street; 1, 3, 7, 9, 11 Selby Street and 2, 16 and 18 Linden 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, the owner of the subject property shall:

1. Have entered into a Heritage Easement Agreement with the City required in Recommendation 2.a.1 above.

2. Have obtained final approval for the necessary Official Plan Amendment and Zoning By-law Amendment, and such Amendments to have come into full force and effect.

3. Provide building permit drawings, including notes and specifications for the conservation and protective measures keyed to the approved Conservation Plan required in Recommendation 2.a.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.

4. 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 to secure all work included in the approved Conservation Plan and Interpretation Plan.

5. Provide full documentation of the existing heritage building at 2 Linden Street 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 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; and

d. That prior to the release of the Letter of Credit required in Recommendation 2.c.4 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.

2. Provide replacement Heritage Easement Agreement photographs to the satisfaction of the Senior Manager, Heritage Planning.

3. 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 47, 49, 51, 53, 55, 57, 59, 63, 65 Huntley Street; 1, 3, 7, 9, 11 Selby Street and 16, 18 Linden Street in a form and content satisfactory to the City Solicitor and the Chief Planner and Executive Director, City Planning.

4. City Council authorize the City Solicitor to introduce the necessary Bill in City Council authorizing the entering into of a Heritage Easement Agreement for the properties at 47, 49, 51, 53, 55, 57, 59, 63, 65 Huntley Street; 1, 3, 7, 9, 11 Selby Street and 16, 18 Linden Street.

Decision Advice and Other Information

Georgia Kuich, Planner, Urban Design, Heritage Planning, City Planning gave a presentation on 47, 49, 51, 53, 55, 57, 59, 63, 65 Huntley Street; 1, 3, 7, 9, 11 Selby Street; 16, 18 Linden Street - Alterations to Designated Heritage Properties; 47 Huntley Street (2 Linden Street) - Demolition on a Heritage Property; Authority to Enter into a Heritage Easement Agreement.

Origin

(November 16, 2023) Report from the Senior Manager, Heritage Planning, Urban Design, City Planning

Summary

At its meeting on December 7, 2023 the Toronto Preservation Board considered Item [PB12.5](#) and made recommendations to City Council.

Summary from the report (November 16, 2023) 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 47, 49, 51, 53, 55, 57, 59, 63, 65 Huntley Street; 1, 3, 7, 9, 11 Selby Street and 16, 18 Linden Street and the demolition of the building on the property at 47 Huntley Street with an entrance address of 2 Linden Street.

The application proposes the redevelopment of the site which includes the addition of two new residential towers. All the heritage buildings on the site will be conserved and incorporated into the new development, with the exception of the building on the east side of the property at 47 Huntley Street, known as 2 Linden Street, which is proposed to be demolished.

The proposed development is consistent with the relevant provincial and municipal policies, except for the removal of the building at 2 Linden Street. Despite this removal, staff are of the opinion that the cumulative impacts to the heritage resources on the site are appropriately mitigated through the overall conservation strategy.

Background Information

(November 16, 2023) Report and Attachments 1 - 4 from the Senior Manager, Heritage Planning, Urban Design, City Planning on 47, 49, 51, 53, 55, 57, 59, 63, 65 Huntley Street; 1, 3, 7, 9, 11 Selby Street; 16, 18 Linden Street - Alterations to Designated Heritage Properties; 47 Huntley Street (2 Linden Street) - Demolition on a Heritage Property; Authority to Enter into a Heritage Easement Agreement

(<https://www.toronto.ca/legdocs/mmis/2023/pb/bgrd/backgroundfile-241094.pdf>)

Staff Presentation on 47, 49, 51, 53, 55, 57, 59, 63, 65 Huntley Street; 1, 3, 7, 9, 11 Selby Street; 16, 18 Linden Street - Alterations to Designated Heritage Properties; 47 Huntley Street (2 Linden Street) - Demolition on a Heritage Property; Authority to Enter into a Heritage Easement Agreement

(<https://www.toronto.ca/legdocs/mmis/2023/pb/bgrd/backgroundfile-241368.pdf>)

Communications

(December 6, 2023) Submission from Dan Eylon, Senior Associate, ERA Architects Inc. (PB.Supp)

(<https://www.toronto.ca/legdocs/mmis/2023/pb/comm/communicationfile-174166.pdf>)

Speakers

Dan Eylon, ERA Architects Inc

Motions

Motion to Amend Item moved by Adam Wynne (Carried)

That the Toronto Preservation Board amend recommendation 2.b.5 by adding the words "including research into and representation of unique associative values for each heritage property in addition to significant area themes" after 18 Linden Street, so that recommendation 2.b.5 now reads as follows:

5. Provide an Interpretation Plan for the properties located at 47, 49, 51, 53, 55, 57, 59, 63, 65 Huntley Street; 1, 3, 7, 9, 11 Selby Street and 16 and 18 Linden Street, including research into and representation of unique associative values for each heritage property in addition to significant area themes, to the satisfaction of the Senior Manager, Heritage Planning and thereafter shall implement such Plan to the satisfaction of the Senior Manager, Heritage Planning.

Motion to Adopt Item as Amended moved by Julia Rady (Carried)

