



Decision Letter

Toronto Preservation Board

Meeting No.	11	Contact	Matthew Green, Committee Administrator
Meeting Date	Monday, November 6, 2023	Phone	416-392-4666
Start Time	9:30 AM	E-mail	hertpb@toronto.ca
Location	Video Conference	Chair	Sandra Shaul

PB11.6	ACTION	Adopted		Ward: 5
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1871 and 1879-1885 Weston Road - Alterations to the Heritage Attributes of Designated Properties and Authority to enter into a Heritage Easement Agreement

Board Decision

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

1. City Council approve the alterations to the heritage properties at 1871 Weston Road and 1879-1885 Weston Road, in accordance with Section 33 of the Ontario Heritage Act to allow for the construction of two new mixed use towers with a 3-storey base building on the lands known municipally as 1871 Weston Road and 1879-1885 Weston Road, with such alterations substantially in accordance with plans and drawings dated August 29, 2023, prepared by SvN, and on file with the Senior Manager, Heritage Planning, Urban Design, City Planning; the Heritage Impact Assessment (HIA), prepared by ERA Architects Inc., dated August 30, 2023 and on file with the Senior Manager, Heritage Planning, Urban Design, City Planning, and with the Conservation Plan prepared by ERA Architects Inc., dated August 30, 2023 and on file with the Senior Manager, Heritage Planning, Urban Design, City Planning, 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 for the related proposed redevelopment has been enacted by City Council and has come into full force and effect 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 Site Plan approval for the proposed redevelopment of the properties located at 1871 Weston Road and 1879-1885 Weston Road, the owner shall:

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

2. Provide Heritage Lighting Plans that describe how the exterior of the heritage properties will be sensitively illuminated to enhance their heritage character to the satisfaction of the Senior Manager, Heritage Planning, Urban Design, City Planning and thereafter shall implement such Plans to the satisfaction of the Senior Manager,

Heritage Planning, Urban Design, City Planning.

3. Provide detailed landscape plans for the subject properties, to the satisfaction of the Senior Manager, Heritage Planning, Urban Design, City Planning.

4. Provide Interpretation Plans for the subject properties, to the satisfaction of the Senior Manager, Heritage Planning and thereafter shall implement such Plans to the satisfaction of the Senior Manager, Heritage Planning, Urban Design, City Planning.

5. Submit Signage Plans for the subject properties, to the satisfaction of the Senior Manager, Heritage Planning, Urban Design, City Planning.

c. That prior to the issuance of any permit for all or any part of the properties at 1871 Weston Road and 1879-1885 Weston Road, including a heritage permit or a building permit, but excluding permits for repairs and maintenance and usual and minor works for the existing heritage buildings 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, 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. Enter into Heritage Easement Agreements with the City of Toronto for the properties at 1871 Weston Road and 1879-1885 Weston Road, in accordance with the plans and drawings dated August 29, 2023, prepared by SvN, and on file with the Senior Manager, Heritage Planning, Urban Design, City Planning; the Heritage Impact Assessment, prepared by ERA Architects Inc., dated August 30, 2023 and on file with the Senior Manager, Heritage Planning, Urban Design, City Planning, and with the Conservation Plan prepared by ERA Architects Inc., dated August 30, 2023 and on file with the Senior Manager, Heritage Planning, Urban Design, City Planning, to the satisfaction of the Senior Manager, Heritage Planning, Urban Design, City Planning, including registration on title of such agreements to the satisfaction of the City Solicitor.

3. Provide one or more Letters 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 itemized and individually costed work included in the approved Conservation Plans and Interpretation Plans.

4. 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 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.

d. That prior to the release of the Letter(s) of Credit, in whole or in part, required in Recommendation 1.c.3, the owner shall:

1. Provide a letter of substantial completion prepared and signed by a qualified heritage consultant confirming that the required itemized conservation work and the required interpretive work has been completed in accordance with the approved 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 1871 Weston Road and 1879-1885 Weston Road 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 1871 Weston Road and 1879-1885 Weston Road.

Origin

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

Summary

At its meeting on November 6, 2023 the Toronto Preservation Board considered Item [PB11.6](#) and made recommendations to City Council.

This report recommends that City Council approve an application under Section 33 of the Ontario Heritage Act to alter the heritage attributes of the properties at 1871 Weston Road and 1879-1885 Weston Road.

Located at the southeast corner of Weston Road and Lawrence Avenue West, 1871 Weston Road contains a 1947 church that was built in the Modern Gothic style by the notable Toronto architect, Francis Bruce Brown. The property at 1879-1885 Weston Road contains a modernist style one-storey banking building constructed in 1962 to the designs of the multiple award-winning architectural firm of Page & Steele.

On November 4, 2021, the City received a Zoning By-law Amendment application to permit construction of two mixed-use residential towers above a shared 3-storey base. The base would contain commercial, place of worship, and community uses. A revised submission, including a new Site Plan application received on December 22, 2022, proposes two mixed-use buildings, 45 and 50-storeys in height with four levels of below grade parking connected by a shared three-storey base. The existing former bank building located at 1879-1885 Weston Road would be retained in-situ and integrated in the base and the existing church building at 1871 Weston Road is proposed to be relocated to the southeast corner of the site and used for retail purposes. The church's later additions would be replaced with new two-storey additions.

The impacts of the proposed development on the heritage properties are appropriately mitigated through the overall conservation strategy and the compatible design of the new construction.

Background Information

(October 16, 2023) Report and Attachments 1 - 4 from the Senior Manager, Heritage Planning, Urban Design, City Planning on 1871 and 1879-1885 Weston Road - Alterations to the Heritage Attributes of Designated Properties and Authority to enter into a Heritage Easement Agreement (<https://www.toronto.ca/legdocs/mmis/2023/pb/bgrd/backgroundfile-240234.pdf>)