



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

PB11.4	ACTION	Adopted		Ward: 13
--------	--------	---------	--	----------

306-310 Gerrard Street East - Erection of a Building on a Heritage Property Designated under Part V of the Ontario Heritage Act

Board Decision

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

1. City Council approve erection of a new building on the designated heritage property at 306-310 Gerrard Street East, located in the Cabbagetown South Heritage Conservation District in accordance with Section 42 of the Ontario Heritage Act to allow for the construction of a 10-storey (plus mechanical penthouse) mixed-use building, on the lands known municipally in the year 2023 as 306-310 Gerrard Street East, with such new building substantially in accordance with the plans and drawings dated January 27, 2023, prepared by Diamond Schmitt Architects and on file with the Senior Manager, Heritage Planning, Urban Design, City Planning and the Heritage Impact Assessment prepared by Design Workshop Architects, dated February 2023, 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 additional conditions:

a. That prior to final Site Plan Approval for the proposal, for the property located at 306-310 Gerrard Street East the owner shall:

1. Provide final Site Plan drawings to the satisfaction of the Senior Manager, Heritage Planning, Urban Design, City Planning.
2. Provide a detailed Landscape Plan for the subject property, satisfactory to the Senior Manager, Heritage Planning, Urban Design, City Planning.
3. Provide a Commemoration 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.

b. That prior to the issuance of any permit for all or any part of the property at 306-310 Gerrard Street East, including a heritage permit or a building permit, but excluding permits for repairs and maintenance and usual and minor works for the existing parking lot as are

acceptable to the Senior Manager, Heritage Planning, Urban Design, City Planning, the owner shall:

1. Provide building permit drawings, 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. Provide full documentation of the existing building at 308 Gerrard Street East, 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.

Decision Advice and Other Information

Michael Seaman, Manager, Urban Design, Heritage Planning, City Planning gave a presentation on 306-310 Gerrard Street East - Erection of a Building on a Heritage Property Designated under Part V of the Ontario Heritage Act.

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 [PB11.4](#) and made recommendations to City Council.

This report recommends that City Council approve the erection of a building on the property located at 306-310 Gerrard Street East (designated under Part V of the Ontario Heritage Act as part of the Cabbagetown South Heritage Conservation District) in connection with the development of the subject site.

The proposal is for a 10-storey (plus mechanical penthouse) mixed-use building that will replace three existing buildings and a surface parking lot. Council approval is required for the erection of the new building proposed for the subject lands. Council approval is not needed for the proposed demolition of the existing buildings as the buildings at 306 and 310 Gerrard Street East are not heritage properties, and Council has already approved demolition of the building at 308 Gerrard Street East due to its poor condition and lack of integrity. A pair of Victorian bay-and-gable heritage buildings is adjacent to the subject property to the west at 300 and 302 Gerrard Street East.

The proposal is consistent with the heritage planning policy frameworks and meets the objectives of the Cabbagetown South Heritage Conservation District Plan. The impacts of the proposed development on the Cabbagetown South Heritage Conservation District are appropriately mitigated through 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 306-310 Gerrard Street East - Erection of a Building on a Heritage Property Designated under Part V of the Ontario Heritage Act

<https://www.toronto.ca/legdocs/mmis/2023/pb/bgrd/backgroundfile-240227.pdf>

(November 3, 2023) Staff Presentation on 306-310 Gerrard Street East - Erection of a Building

on a Heritage Property Designated under Part V of the Ontario Heritage Act
(<https://www.toronto.ca/legdocs/mmis/2023/pb/bgrd/backgroundfile-240517.pdf>)

Speakers

Reva White