

# Decision Letter

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## Toronto Preservation Board

<b>Meeting No.</b>	19	<b>Contact</b>	Tanya Spinello, Committee Administrator
<b>Meeting Date</b>	Wednesday, June 5, 2024	<b>Phone</b>	416-397-4592
<b>Start Time</b>	9:30 AM	<b>E-mail</b>	hertpb@toronto.ca
<b>Location</b>	Video Conference	<b>Chair</b>	Julia Rady

PB19.9	ACTION	Adopted		Ward: 13
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### **239, 241-243 & 247-255 Dundas Street East - Alterations to Heritage Properties Designated under Part V of the Ontario Heritage Act**

#### **Board Decision**

The Toronto Preservation Board recommends that:

1. City Council consent to the application to alter the designated heritage properties at 239, 241-243 and 247-255 Dundas Street East, with conditions, under Part V, Section 42 of the Ontario Heritage Act, to allow for the construction of a 52-storey (plus mechanical penthouse) mixed-use building, with such alterations to the designated properties being substantially in accordance with the plans and drawings dated December 8, 2023, revised May 28, 2024, prepared by Turner Fleischer Architects Inc., and on file with the Senior Manager, Heritage Planning, Urban Design, City Planning, and the Heritage Impact Assessment prepared by GBCA Architects, dated December 7, 2023, with addendums dated May 22, 2024, and May 27, 2024, 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.
2. City Council direct that its consent to the application to alter the designated properties at 239, 241-243 and 247-255 Dundas Street East, under Part V, Section 42 of the Ontario Heritage Act, is also subject to the following conditions:
  - a. The related Official Plan Amendment and Zoning By-law Amendment requiring the proposed alterations have been enacted by the City Council and have come into full force and effect.
  - b. Prior to the introduction of the Official Plan and Zoning By-law Amendment bills to City Council, the owner shall 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 239, 241-243 and 247-255 Dundas Street East prepared by GBCA Architects, dated December 7, 2023, with addendums dated May 22, and 27, 2024, to the satisfaction of the Senior Manager, Heritage Planning, Urban Design, City Planning.

c. Prior to the introduction of the Official Plan Amendment and Zoning By-law Amendment bills to City Council, the owner shall enter into a Heritage Easement Agreement with the City for the properties at 239, 241-243 and 247-255 Dundas Street East substantially in accordance with the plans and drawings dated December 8, 2023, revised May 28, 2024, prepared by Turner Fleischer Architects Inc. and on file with the Senior Manager, Heritage Planning, Urban Design, City Planning, and the Heritage Impact Assessment prepared by GBCA Architects, dated December 7, 2023, with addendums dated May 22 and 27, 2024, subject to and in accordance with the Conservation Plan required in Recommendation 2.b. above 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.

d. That prior to the issuance of any permit for all or any part of the properties at 239, 241-243 and 247-255 Dundas 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 heritage building, as are acceptable to the Senior Manager, Heritage Planning, Urban Design, City Planning, the owner shall:

1. Provide a Heritage Lighting Plan that describes 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 Plan to the satisfaction of the Senior Manager, Heritage Planning, Urban Design, City Planning.

2. Provide an Interpretation Plan for the subject properties, 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. Submit a Signage Plan for the subject properties to the satisfaction of the Senior Manager, Heritage Planning, Urban Design, City Planning.

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

5. 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, Urban Design, City Planning to secure all work included in the approved Conservation Plan and Interpretation Plan.

e. That prior to the release of the Letter of Credit required in Recommendation 2.d.5 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, Urban Design, City Planning.

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

3. City Council authorize the City Solicitor and City staff to take all necessary actions to implement City Council's decision.

## **Origin**

(June 4, 2024) Report from the Acting Senior Manager, Heritage Planning, Urban Design, City Planning

## **Summary**

At its meeting on June 5, 2024 the Toronto Preservation Board considered Item [PB19.9](#) and made recommendations to City Council.

Summary from the report (June 4, 2024) from the Acting Senior Manager, Heritage Planning, Urban Design, City Planning:

This report recommends that City Council approve the alterations proposed for the three heritage buildings at 239 Dundas Street East, 241-243 Dundas Street East, and 247-255 Dundas Street East (designated under Part V of the Ontario Heritage Act as part of the Garden District Heritage Conservation District) in connection with the development of the subject properties.

The development application proposes a 52-storey tower (plus mechanical penthouse) on the site that incorporates retained portions of the heritage buildings as part of the base building, as well as the introduction of a new base building along Pembroke Street. The retained facades of the corner building 247-255 Dundas Street East are proposed to be relocated within the site, closer to the intersection of Dundas Street East and Pembroke Street. All the retained heritage facades are proposed to be fully restored.

The proposed alterations conserve the onsite and adjacent heritage buildings. The proposal is consistent with the Heritage Conservation Districts' policy framework. Heritage Planning staff are of the opinion that the heritage impacts of the development proposal are appropriately mitigated through the overall conservation strategy.

A Heritage Impact Assessment describing proposed conservation and mitigation measures designed to reduce the impact of the proposal was prepared by GBCA Architects, dated December 7, 2023. On May 22 and 27, 2024, the applicant's heritage consultant prepared addendums to the HIA to provide additional information and rationale regarding the conservation of the subject properties.

## **Background Information**

(June 4, 2024) Report and Attachments 1- 4 from the Acting Senior Manager, Heritage Planning, Urban Design, City Planning on 239, 241-243 & 247-255 Dundas Street East - Alterations to Heritage Properties Designated under Part V of the Ontario Heritage Act (<https://www.toronto.ca/legdocs/mmis/2024/pb/bgrd/backgroundfile-246392.pdf>)

Letter from Julia Rady, Chair, Toronto Preservation Board on New Agenda item for PB 19:

239, 241-243 & 247-255 Dundas Street East - Alterations to Heritage Properties Designated under Part V of the Ontario Heritage Act

(<https://www.toronto.ca/legdocs/mmis/2024/pb/bgrd/backgroundfile-246363.pdf>)

Staff presentation on 239, 241-243 & 247-255 Dundas Street East - Alterations to Heritage Properties Designated under Part V of the Ontario Heritage Act

(<https://www.toronto.ca/legdocs/mmis/2024/pb/bgrd/backgroundfile-246398.pdf>)

### **Speakers**

Nicolas Barrette

### **Motions**

*Motion to Add New Business at Committee moved by Julia Rady (Carried)*

*Motion to Adopt Item moved by Matthew Gregor (Carried)*