

Toronto Preservation Board

Meeting No.	20	Contact	Tanya Spinello, Committee Administrator
Meeting Date	Thursday, July 4, 2024	Phone	416-397-4592
Start Time	9:30 AM	E-mail	hertpb@toronto.ca
Location	Video Conference	Chair	Julia Rady

PB20.4	ACTION	Adopted		Ward: 8
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101 Mason Boulevard - Alterations to a Heritage Property and Demolition of a Building

Board Decision

The Toronto Preservation Board recommends that:

1. City Council approve:

a. The alterations to the designated heritage property at 101 Mason Boulevard, under Part IV, Section 33 of the Ontario Heritage Act to allow for the construction of an addition to the north wing with the alterations to the designated property being substantially in accordance with the plans and drawings dated June 29, 2023, prepared by Moffet & Duncan Architects Inc. and Diamond Schmitt Inc., on file with the Senior Manager, Heritage Planning, Urban Design, City Planning, the Heritage Impact Assessment by ERA Architect Inc., dated July 6, 2022 on file with the Senior Manager, Heritage Planning, Urban Design, City Planning and the Heritage Impact Assessment Addendum, dated June 8, 2023, prepared by ERA Architects Inc., on file with the Senior Manager, Heritage Planning, Urban Design, City Planning, all subject to and in accordance with the Conservation Plan dated May 22, 2024 by ERA Architects Inc., 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 and subject to the conditions set out below.

b. The demolition of a garage building at the designated heritage property at 101 Mason Boulevard under Part IV, Section 34(1)2 of the Ontario Heritage Act to allow for the construction of an addition to the north wing with the alterations to the designated property being substantially in accordance with the plans and drawings dated June 29, 2023, prepared by Moffet & Duncan Architects Inc. and Diamond Schmitt Inc., on file with the Senior Manager, Heritage Planning, Urban Design, City Planning, the Heritage Impact Assessment by ERA Architect Inc., dated July 6, 2022 on file with the Senior Manager, Heritage Planning, Urban Design, City Planning and the Heritage Impact

Assessment Addendum, dated June 8, 2023, prepared by ERA Architects Inc., on file with the Senior Manager, Heritage Planning, Urban Design, City Planning, all subject to and in accordance with the Conservation Plan dated May 22, 2024 by ERA Architects Inc., 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 and subject to the conditions set out below.

2. City Council direct that its consent to the application to alter the designated property at 101 Mason Boulevard under Part IV, Section 33 of the Ontario Heritage Act and its consent to the demolition of the garage building at 101 Mason Boulevard under Part IV, Section 34(1)2 of the Ontario Heritage Act are also subject to the following conditions:

a. That prior to the issuance of any permit for all or any part of the property at 101 Mason Boulevard, 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 of the subject property 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. 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.

b. That prior to the release of the Letter of Credit required in Recommendation 2.a.2 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 has been completed in accordance with the Conservation 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.

Decision Advice and Other Information

Emily Game, Senior Heritage Planner, Urban Design, City Planning gave a presentation on 101 Mason Boulevard Alterations of a Heritage Property and Demolition of a Building

Origin

(June 17, 2024) Report from the Acting Senior Manager, Heritage Planning, Urban Design, City Planning

Summary

At its meeting on July 4, 2024 the Toronto Preservation Board considered Item [PB20.4](#) and made recommendations to City Council.

This report recommends that City Council approve the alterations proposed for the heritage property at 101 Mason Boulevard under Section 33 of the Ontario Heritage Act. It also recommends that the City approve the demolition of a small garage building at the rear of the property under Section 34(1)2 of the Ontario Heritage Act. These approvals are being sought in conjunction with Site Plan Approval Application (22178545NNY08SA), which proposes a large side addition to allow for the school to expand.

Located on the east side of Mason Boulevard south of Wilson Avenue and west of Yonge Street, the subject property contains Loretto Abbey, an institutional complex that was constructed in 1928. Additions were constructed to the north wing and the chapel in 1952. The subject property is designated under Part IV of the Ontario Heritage Act.

The development proposes a large addition to the north end of the heritage building. This would provide additional classroom and service uses to allow for the school to increase its capacity to 1,200 pupils. It has been designed to be visually compatible with, yet subordinate to, the existing built form and surrounding landscape. The existing E-shaped Abbey building will be retained in-situ. Some new windows are proposed while other window openings are proposed to be blocked in to accommodate the new addition. The scheme would include the removal of a small single storey room on the north side of the Abbey, the removal of the existing Infirmary and the demolition of a garage from the rear of the property. None of these are heritage attributes.

The proposed alterations and the demolition of the detached garage conserve the heritage values and attributes of the Loretto Abbey complex consistent with the existing policy framework and the impact of the new development is being appropriately mitigated.

Background Information

(June 17, 2024) Report and Attachments 1 to 5 from the Acting Senior Manager, Heritage Planning, Urban Design, City Planning on 101 Mason Boulevard - Alterations to a Heritage Property and Demolition of a Building

(<https://www.toronto.ca/legdocs/mmis/2024/pb/bgrd/backgroundfile-246999.pdf>)

Staff Presentation on 101 Mason Boulevard Alterations of a Heritage Property and Demolition of a Building

(<https://www.toronto.ca/legdocs/mmis/2024/pb/bgrd/backgroundfile-247478.pdf>)