



Toronto Preservation Board

Meeting No.	13	Contact	Matthew Green, Committee Administrator
Meeting Date	Thursday, January 18, 2024	Phone	416-392-4666
Start Time	9:30 AM	E-mail	hertpb@toronto.ca
Location	Video Conference		

PB13.5	ACTION	Adopted		Ward: 10
---------------	---------------	---------	--	----------

938, 944 and 950 King Street West and 95, 97 and 99 Strachan Avenue - Demolition of Heritage Properties with Conditions

Board Decision

The Toronto Preservation Board recommends that:

1. City Council approve the demolition of the designated buildings at 938, 944, and 950 King Street West and 95, 97, and 99 Strachan Avenue in accordance with Section 34(1)2 of the Ontario Heritage Act, as part of a reconstruction strategy for the site with such demolition and reconstruction being substantially in accordance with plans and drawings prepared by Sweeney and Co. Architects and submitted in conjunction with the Reconstruction Plan, dated December 8, 2023, prepared by Giaimo Architects Inc., and on file with the Senior Manager, Heritage Planning, and subject to the following additional conditions:

- a. That prior to final Site Plan approval for the development contemplated for 938, 944, and 950 King Street West and 95, 97, and 99 Strachan Avenue, the owner shall:
 - 1. Provide final site plan drawings substantially in accordance with the approved Reconstruction Plan, dated December 8, 2023, prepared by Giaimo Architects Inc. to the satisfaction of the Senior Manager, Heritage Planning.
 - 2. Implement a Heritage Lighting Plan that is substantially in accordance with the Lighting Plan within the Reconstruction Plan, dated December 8, 2023, prepared by Giaimo Architects Inc. to the satisfaction of the Senior Manager Heritage Planning
 - 3. Implement a Signage Plan that is substantially in accordance with the Signage Plan within the Reconstruction Plan, dated December 8, 2023, prepared by

Giaimo Architects Inc., to the satisfaction of the Senior Manager, Heritage Planning.

4. Implement an Interpretation Plan that is substantially in accordance with the Interpretation Plan within the Reconstruction Plan, dated December 8, 2023, prepared by Giaimo Architects Inc., to the satisfaction of the Senior Manager, Heritage Planning.

b. That prior to the issuance of any permit for all or any part of the properties at 938, 944, and 950 King Street West and 95, 97, and 99 Strachan Avenue, 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 shall:

1. Have obtained final approval for the necessary Zoning By-law Amendment required for the subject properties, such Zoning By-law Amendment to have come into full force and effect.

2. Have entered into an amendment to the Heritage Easement Agreement registered as Instrument No. AT6219551 to the satisfaction of the Senior Manager, Heritage Planning.

3. Provide building permit drawings, including notes and specifications for the reconstruction keyed to the approved Reconstruction Plan, dated December 8, 2023, prepared by Giaimo Architects Inc., including a detailed 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 the reconstruction and interpretation work included in the approved Reconstruction Plan, dated December 8, 2023, prepared by Giaimo Architects Inc.

5. Provide full documentation of the existing heritage properties at 938, 944, and 950 King Street West and 95, 97, and 99 Strachan Avenue, 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 memory stick in tiff format and 600 dpi resolution keyed to a location map, elevations and measured drawings, and copies of all original drawings as may be available, to the satisfaction of the Senior Manager, Heritage Planning.

c. That prior to the release of the Letter of Credit required in Recommendation 1.b.4, the owner shall:

1. Provide a letter of substantial completion prepared and signed by a qualified heritage consultant confirming that the required reconstruction work and the required interpretive work has been completed in accordance with the Reconstruction Plan, dated December 8, 2023, prepared by Giaimo Architects Inc., and that an appropriate standard of conservation has been maintained, all to the satisfaction of the Senior Manager, Heritage Planning.

2. City Council authorize the City Solicitor to amend the existing Heritage Easement Agreement to secure the conditions noted above in a manner and with content satisfactory to the Chief Planner and Executive Director, City Planning and the Senior Manager, Heritage Planning.

Decision Advice and Other Information

Anne Fisher, Program Manager, Urban Design, Heritage Planning, City Planning gave a presentation on 938, 944 and 950 King Street West and 95, 97 and 99 Strachan Avenue - Demolition of Heritage Properties with Conditions.

Origin

(December 22, 2023) Report from the Senior Manager, Heritage Planning, Urban Design, City Planning

Summary

At its meeting on January 18, 2024 the Toronto Preservation Board considered Item [PB13.5](#) and made recommendations to City Council.

Summary from the report (December 22, 2023) from the Senior Manager, Heritage Planning, Urban Design, City Planning:

This report recommends that City Council approve the demolition of the designated heritage properties at 938-950 King Street West and 95-99 Strachan Avenue under Section 34(1)2 of the Ontario Heritage Act on condition that the replacement structure be designed and constructed in accordance with the approved plans and drawings referenced in this report. The subject properties are all designated under Part IV of the Ontario Heritage Act.

The properties at 938, 944, and 950 King Street West and 95, 97, and 99 Strachan Avenue comprise four two-and-a-half storey semi-detached townhouses (938-944 King Street West), a three-storey building (950 King Street West), and three three-and-a-half storey attached townhouses (95-99 Strachan Avenue). All of the buildings on the properties are designed in the Queen Anne Revival and Richardsonian Romanesque styles by the architect Frederick Henry Herbert (1865-1914) and have been known for many years as the Palace Arms.

In March 2021 City Council granted approval for alterations to these buildings in connection with the construction of a fourteen-storey mixed use building. This scheme included the retention of the front façades of these buildings which were proposed to be restored and incorporated into the new building.

Unfortunately, following the removal of paint from the exterior of the buildings at 938-950 King Street West and 95-99 Strachan Avenue, it was discovered that the masonry was in a very poor condition that would not withstand the approved conservation strategy or allow for the meaningful retention of these heritage resources. As such, the applicant has revised their approach to the heritage properties and now proposes to demolish the buildings and salvage reusable materials.

Staff have carefully reviewed condition assessments for the property and accept the conclusion that conservation is no longer an option within the approved application. To mitigate the impact of the loss of these significant heritage resources, the applicant proposes to replicate the original facades using salvaged materials where possible, resulting in the commemoration, not conservation, of the historic buildings. Staff recommend that several conditions be attached to the demolitions, should Council allow the buildings to be taken down.

The setbacks, step-backs and detailing of the proposed new 14-storey building would remain as previously approved and the revised plan fits within the approved zoning envelope.

Background Information

(December 22, 2023) Report and Attachments 1 to 5 from the Senior Manager, Heritage Planning, Urban Design, City Planning on 938, 944 and 950 King Street West and 95, 97 and 99 Strachan Avenue - Demolition of Heritage Properties with Conditions
(<https://www.toronto.ca/legdocs/mmis/2024/pb/bgrd/backgroundfile-241998.pdf>)

(January 18, 2024) Staff Presentation on 938, 944 and 950 King Street West and 95, 97 and 99 Strachan Avenue - Demolition of Heritage Properties with Conditions
(<https://www.toronto.ca/legdocs/mmis/2024/pb/bgrd/backgroundfile-242290.pdf>)

Communications

(January 18, 2024) Presentation from Mitchell May, Giaimo (PB.Supp)
(<https://www.toronto.ca/legdocs/mmis/2024/pb/comm/communicationfile-175898.pdf>)

Speakers

Mitchell May, Associate, Giaimo

Motions

Motion to Adopt Item moved by Robert Allsopp (Carried)