
Toronto Preservation Board

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

PB19.4	ACTION	Adopted		Ward: 10
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263 Adelaide Street West - Alterations to and Demolition of Heritage Attributes of a Designated Property Under Part IV, Sections 33 and 34 of the Ontario Heritage Act and Authority to Amend a Heritage Easement Agreement

Board Decision

The Toronto Preservation Board recommends that:

1. City Council consent to:

a. the application to alter the designated property at 263 Adelaide Street West, with conditions, under Part IV, Section 33 of the Ontario Heritage Act to allow for the construction of a new mixed use building with the alterations to the designated heritage property being substantially in accordance with the plans and drawings dated May 9, 2017, prepared by Quadrangle Architects Limited, on file with the Senior Manager, Heritage Planning, Urban Design, City Planning and the Heritage Impact Assessment prepared by ERA Architects Inc. dated July 28, 2017 and on file with the Senior Manager, Heritage Planning, Urban Design, City Planning, all subject to and in accordance with the Conservation Plan prepared by ERA Architects Inc. dated April 17, 2024 and on file with the Senior Manager, Heritage Planning, Urban Design, City Planning; and

b. the application to remove some of the heritage attributes of the designated property at 263 Adelaide Street West, with conditions, under Part IV, Section 34(1)1 of the Ontario Heritage Act to allow for the construction of a new mixed use building with the removal of the specified heritage attributes on the designated heritage property being substantially in accordance with the plans and drawings dated May 9, 2017, prepared by Quadrangle Architects Limited, on file with the Senior Manager, Heritage Planning and the Heritage Impact Assessment prepared by ERA Architects Inc. dated July 28, 2017 and on file with the Senior Manager, Heritage Planning, Urban Design, City Planning, all subject to and in accordance with the Conservation Plan prepared by ERA Architects Inc. dated April 17,

2024 and on file with the Senior Manager, Heritage Planning, Urban Design, City Planning.

2. City Council direct that its consent to the application to alter the designated property at 263 Adelaide Street West under Part IV, Section 33 of the Ontario Heritage Act and that its consent to the application to remove the heritage attributes of the designated property at 263 Adelaide Street West under Part IV, Section 34(1)1 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 263 Adelaide Street West, 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. Amend the existing Heritage Easement Agreement with the City for the property at 263 Adelaide Street West substantially in accordance with the plans and drawings dated May 9, 2017, prepared by Quadrangle Architects Limited, on file with the Senior Manager, Heritage Planning, Urban Design, City Planning and the Heritage Impact Assessment prepared by ERA Architects Inc. dated July 28, 2017 and on file with the Senior Manager, Heritage Planning, Urban Design, City Planning, all subject to and in accordance with the Conservation Plan prepared by ERA Architects Inc. dated April 17, 2024 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 execution of such agreement to the satisfaction of the City Solicitor.

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

3. Implement an Interpretation Plan for the subject property that is substantially in accordance with the Heritage Interpretation Plan by ERA Architects Inc. dated July 28, 2017 and re-issued on December 12, 2020, to the satisfaction of the Senior Manager, Heritage Planning, Urban Design, City Planning.

4. Submit a Signage Plan to the satisfaction of the Senior Manager, Heritage Planning, Urban Design, City Planning.

5. Provide building permit drawings, including notes and specifications for the conservation and protective measures keyed to the approved Conservation Plan prepared by ERA Architects Inc. dated April 17, 2024 and on file with the Senior Manager, Heritage Planning, Urban Design, City Planning, 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.

6. 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.

b. That prior to the release of the Letter of Credit required in Recommendation 2.a.6 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 have been completed in accordance with the approved Conservation and Interpretation Plans 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 to introduce the necessary Bill in City Council to amend the Heritage Easement Agreement for the property at 263 Adelaide Street West.

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

Origin

(May 21, 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 [PB19.4](#) and made recommendations to City Council.

Summary from the report (May 21, 2024) from the Acting Senior Manager, Heritage Planning, Urban Design, City Planning:

This report recommends that City Council approve the alterations to and demolition of attributes of the heritage property at 263 Adelaide Street West under Section 33 and Section 34(1)1 of the Ontario Heritage Act, in connection with the development of the site. It is also recommended that the existing Heritage Easement Agreement is amended to reflect this proposal.

The proposal is in connection with the redevelopment of the site to allow for the construction of a 49-storey mixed-use building. The Ontario Municipal Board granted approval for this scheme in 2017. The approved scheme included the conservation of and alterations to the front façade of the historic Purman Building at 263 Adelaide Street West. In order to conserve this façade a retention frame was to be installed on the sidewalk in front of the heritage building.

Since 2017 the TTC has planned a detour of the 501 Queen Streetcar along this section of Adelaide Street West to allow for the construction of the Ontario Line along Queen Street. As a consequence of this, overhead support cables and streetcar power supply cables are being installed along the south side of Adelaide Street. The façade retention system as approved would interfere with the TTC streetcar power supply. It therefore needs to be narrowed and this means it cannot support the whole façade of the Purman Building.

A revised conservation strategy for the Purman Building is now proposed that takes into account the proximity of the TTC cables. The revised scheme includes the insitu retention of the first three floors of the heritage building with the panelization and removal of the top two floors to allow for the construction of a 49-storey mixed use building without interference with the TTC power supply. The panelized sections of the front façade would be reinstalled once the retained façade has been secured into the new building and a new parapet would be reinstated that is designed to match the original based on archival documentation.

The proposed alterations conserve the heritage values and attributes of the historic Purman Building property consistent with the existing policy framework and the impact of the new development is being appropriately mitigated.

Background Information

(May 21, 2024) Report and Attachments 1 - 6 from the Acting Senior Manager, Heritage Planning, Urban Design, City Planning on 263 Adelaide Street West - Alterations to and Demolition of Heritage Attributes of a Designated Property Under Part IV, Sections 33 and 34 of the Ontario Heritage Act and Authority to Amend a Heritage Easement Agreement (<https://www.toronto.ca/legdocs/mmis/2024/pb/bgrd/backgroundfile-245968.pdf>)
Staff presentaiton on Inclusion of 10 Properties on the Heritage Register - 143, 155, 161,167 Main Street, 154 and 164 Main Street and 2201- 2207 Gerrard Street East (<https://www.toronto.ca/legdocs/mmis/2024/pb/bgrd/backgroundfile-246396.pdf>)

Speakers

Christopher Wein
Danya Tugg, Lanterra Developments
Siavash Habibi, Lanterra Developments
Arash Mehzad, Lanterra Developments
Craig Wadsworth, Lanterra Developments
Jordan Molnar, Lanterra Developments

Motions

Motion to Adopt Item moved by Julia Rady (Carried)