

## Toronto Preservation Board

<b>Meeting No.</b>	20	<b>Contact</b>	Tanya Spinello, Committee Administrator
<b>Meeting Date</b>	Thursday, July 4, 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

PB20.2	ACTION	Adopted		Ward: 13
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### **20 (22) Front Street West - Alterations to a Heritage Property Under Part V, Section 42 of the Ontario Heritage Act and Authority to Amend the Heritage Easement Agreement**

#### **Board Decision**

The Toronto Preservation Board recommends that:

1. City Council consent to the application to alter the designated property at 20 Front Street West with conditions, under Part V, Section 42 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 prepared by Core Architects dated May 3, 2024, on file with the Senior Manager, Heritage Planning, Urban Design, City Planning; and the Heritage Impact Assessment (HIA) prepared by ERA Architects Inc. dated May 8, 2024 also on file with the Senior Manager, Heritage Planning, Urban Design, City Planning, all subject to and in accordance with a Conservation Plan satisfactory to the Senior Manager, Heritage Planning, Urban Design, City Planning.

2. City Council direct that its consent of the application to alter the designated property at 20 Front Street West under Part V, Section 42 of the Ontario Heritage Act is also subject to the following conditions:

a. That the related Official Plan Amendment and Zoning By-law Amendment requiring the proposed alterations have been enacted by City Council and have come into full force and effect.

b. That prior to the introduction of the bills for such Official Plan Amendment and Zoning By-law Amendment by City Council, the owner shall:

1. Amend the Heritage Easement Agreement registered on title as Instrument No. CT920105 on December 21, 1987 with the City for the property at 20 Front Street West in accordance with the Heritage Impact Assessment prepared by ERA Architects Inc. dated May 8, 2024 and the

Conservation Plan required in Recommendations 1 above and Recommendation 2.b.2 below including execution of such agreement to the satisfaction of the City Solicitor.

2. Provide a detailed Conservation Plan, prepared by a qualified heritage consultant that is consistent with the conservation and demolition/reconstruction strategies set out in the Heritage Impact Assessment prepared by ERA Architects Inc. dated May 8, 2024 to the satisfaction of the Senior Manager, Heritage Planning, Urban Design, City Planning.

c. That prior to the issuance of any permit for all or any part of the property at 20 Front 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. Provide a Heritage Lighting Plan that describes how the exterior of the property at 20 Front Street West 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 Plan to the satisfaction of the Senior Manager, Heritage Planning, Urban Design, City Planning.

2. Provide an Interpretation Plan for the property located at 20 Front Street West 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 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.2 above 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.

d. That prior to the release of the Letter of Credit required in Recommendation 2.c.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 to amend the existing Heritage Easement Agreement registered on title for the property at 20 Front Street West as Instrument No. CT920105 on December 21, 1987 and introduce the necessary Bill in Council.

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

### **Decision Advice and Other Information**

Georgia Kuich, Senior Heritage Planner, Urban Design, City Planning gave a presentation on 20 (22) Front Street West Alterations to a Heritage Property Under Part V, Section 42 of the Ontario Heritage Act and Authority to Amend the Heritage Easement Agreement

### **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 [PB20.2](#) and made recommendations to City Council.

This report recommends that City Council approve the alterations under Part V Section 42 of the Ontario Heritage Act proposed for the heritage property at 20 Front Street West (with an entrance address of 22 Front Street West) in connection with the redevelopment of the site. Located within the Union Station Heritage Conservation District which is designated under Part V of the Ontario Heritage Act, the property contains the Gowns-Kent Building, an eight-storey Classically influenced commercial building which was constructed in 1923. The property is also designated under Part IV of the Ontario Heritage Act and subject to a Heritage Easement Agreement which requires amendment in connection with approval of the proposal.

The proposal involves the construction of a new 52-storey tower for residential and retail uses and incorporates the south (Front Street) façade into a new base building. The upper portion of the south wall will be demolished to allow for construction access and subsequently reconstructed while the lower portion will be conserved in situ with select alterations.

The proposed alterations conserve the majority of the heritage attributes of the property and the Union Station HCD, and the impact of the new development is sufficiently mitigated to be consistent with the existing policy framework.

### **Background Information**

(June 17, 2024) Report and Attachments 1 to 5 from Acting Senior Manager, Heritage Planning, Urban Design, City Planning on 20 (22) Front Street West - Alterations to a Heritage

Property Under Part V, Section 42 of the Ontario Heritage Act and Authority to Amend the Heritage Easement Agreement

(<https://www.toronto.ca/legdocs/mmis/2024/pb/bgrd/backgroundfile-247011.pdf>)

Staff Presentation on 20 (22) Front Street West - Alterations to a Heritage Property Under Part V, Section 42 of the Ontario Heritage Act and Authority to Amend the Heritage Easement Agreement

(<https://www.toronto.ca/legdocs/mmis/2024/pb/bgrd/backgroundfile-247481.pdf>)

## **Communications**

(July 3, 2024) Presentation from Dan Eylon, ERA Architects (PB.New)

(<https://www.toronto.ca/legdocs/mmis/2024/pb/comm/communicationfile-181338.pdf>)

## **Speakers**

Dan Eylon, Senior Associate, ERA Architects Inc.

## **Declared Interests**

The following member(s) declared an interest:

Peter Pantalone - His employer, Urban Strategies Inc. is the planning consultant for this project.

Written Declaration: <http://app.toronto.ca/tmmis/viewDeclaredInterestFile.do?id=12059>