

214-230 Sherbourne Street - Alterations to Heritage Properties Designated Under Part V of the Ontario Heritage Act and Authority to Enter into a Heritage Easement Agreement

Date: September 13, 2024

To: Toronto Preservation Board

Toronto and East York Community Council

From: Senior Manager, Heritage Planning, Urban Design, City Planning

Wards: Toronto Centre - Ward 13

SUMMARY

This report recommends that City Council approve the alterations proposed for the designated heritage properties municipally known as 214, 218, 220, 222, 224, 226 and 230 Sherbourne Street under Section 42 of the Ontario Heritage Act, in connection with the proposed development of the subject property. The Official Plan Amendment, Zoning By-law Amendment, and Site Plan Control applications for 214-230 Sherbourne Street are subject to a Heritage Permit application under the Ontario Heritage Act.

The subject site is designated under Part V of the Ontario Heritage Act as part of the Garden District Heritage Conservation District. A portion of the subject site, 230 Sherbourne Street (William Dineen House), is designated under Part IV of the Ontario Heritage Act by Designation By-law 496-2012.

On June 10, 2022, an Official Plan and Zoning By-law Amendment application was made for 214-230 Sherbourne Street. A Heritage Impact Assessment was prepared by ERA Architects Inc., dated September 13, 2022, and revised February 26, 2024, to assess the impact of the proposed development on the on-site heritage resource. A Heritage Impact Assessment Addendum was prepared by ERA Architects Inc., dated June 7, 2023, that considers the impact of a revised proposal.

The proposed development application contemplates a 46-storey residential tower (including mechanical penthouse) set atop a four-storey podium that incorporates 230 Sherbourne Street. The proposed alterations conserve the onsite and adjacent heritage buildings and are consistent with the policy framework. The heritage impacts of the development proposal are appropriately mitigated through the overall conservation strategy.

RECOMMENDATIONS

The Senior Manager, Heritage Planning, Urban Design, City Planning recommends that:

1. City Council consent to the application to alter the heritage properties at 214-230 Sherbourne Street, with conditions, under Part V, Section 42 of the Ontario Heritage Act, to allow for the construction of a 46-storey (plus mechanical penthouse) mixed-use building, with such alterations to the designated properties being substantially in accordance with the plans and drawings dated January 26, 2024, revised May 15, 2024, prepared by Hariri Pontarini Architects Inc., and on file with the Senior Manager, Heritage Planning, and the Heritage Impact Assessment prepared by ERA Architects Inc., dated September 13, 2022, revised February 26, 2024, and on file with the Senior Manager, Heritage Planning, all subject to and in accordance with the approved Conservation Plan satisfactory to the Senior Manager, Heritage Planning.
2. City Council direct that its consent to the application to alter the designated properties at 214-230 Sherbourne Street 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:
 1. 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 214-230 Sherbourne Street, prepared by ERA Architects Inc., dated September 13, 2022, revised February 26, 2024, to the satisfaction of the Senior Manager, Heritage Planning.
 2. Enter into a Heritage Easement Agreement with the City for the property at 230 Sherbourne Street substantially in accordance with the plans and drawings dated January 26, 2024, revised May 15, 2024, prepared by Hariri Pontarini Architects Inc., and on file with the Senior Manager, Heritage Planning, and the Heritage Impact Assessment prepared by ERA Architects Inc., dated September 13, 2022, revised February 26, 2024, subject to and in accordance with the Conservation Plan required in Recommendation 2.b.1 to the satisfaction of the Senior Manager, Heritage Planning, including execution of such agreement to the satisfaction of the City Solicitor.
 - c. That prior to the issuance of any permit for all or any part of the properties at 214-230 Sherbourne Street, 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 entered into a Heritage Easement Agreement with the City required in Condition 2.b.2 for the property at 230 Sherbourne Street including registration on title of such agreement, to the satisfaction of the City Solicitor.
2. Have obtained final approval for the necessary Official Plan Amendment and Zoning By-law Amendment, and such Amendments have come into full force and effect.
3. 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.1 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.
4. Provide a Heritage Lighting Plan that describes how the exterior of the heritage property at 230 Sherbourne Street will be sensitively illuminated to enhance its heritage character to the satisfaction of the Senior Manager, Heritage Planning and thereafter shall implement such Plan to the satisfaction of the Senior Manager, Heritage Planning.
5. Provide an Interpretation Plan for the subject property at 230 Sherbourne Street, to the satisfaction of the Senior Manager, Heritage Planning and thereafter shall implement such Plan to the satisfaction of the Senior Manager, Heritage 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 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.6 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.
2. Provide replacement Heritage Easement Agreement photographs to the satisfaction of the Senior Manager, Heritage Planning.

3. City Council authorize the City Solicitor to introduce the necessary Bill in Council authorizing the entering into of a Heritage Easement Agreement for the property at 230 Sherbourne Street.
4. City Council authorize the City Solicitor and City staff to take all necessary actions to implement City Council's decision.

FINANCIAL IMPACT

City Planning confirms there are no financial implications resulting from the recommendations included in this report in the current budget year or in future years.

The Chief Financial Officer and Treasurer has reviewed this report and agrees with the information as presented in the Financial Impact Section.

DECISION HISTORY

The property at 230 Sherbourne Street was listed on the City of Toronto Inventory of Heritage Properties (now known as the Heritage Register) on March 15, 1974.

At its meeting on October 24 and 25, 2011, City Council stated its intention to designate the property at 230 Sherbourne Street under Part IV, Section 29 of the Ontario Heritage Act.

<https://secure.toronto.ca/council/agenda-item.do?item=2011.TE10.10>

On October 2, 3 and 4, 2012, City Council directed staff to initiate the Garden District Heritage Conservation District study as a result of the application of prioritization criteria.

<http://app.toronto.ca/tmmis/viewAgendaItemHistory.do?item=2012.PG17.12>

On July 17, 2014, the Toronto Preservation Board endorsed the Garden District Heritage Conservation District Study to proceed to district designation.

<http://app.toronto.ca/tmmis/viewAgendaItemHistory.do?item=2014.PB33.21>

On March 31, 2015, City Council adopted OPA 82 to bring forward the Downtown East Planning Study. The OPA policies were drafted to align with the emerging Garden District HCD Plan and a modified version is force following resolution of the appeals process. <http://app.toronto.ca/tmmis/viewAgendaItemHistory.do?item=2015.TE4.8>

On January 31, 2017, City Council designated through By-law 232-2017 the area that is now the Garden District Heritage Conservation District and adopted by by-law the Garden District Heritage Conservation District Plan.

<http://app.toronto.ca/tmmis/viewAgendaItemHistory.do?item=2017.TE21.12>

Several parties appealed City Council approval of By-law 232-2017 designating the Garden District Heritage Conservation District. The former Local Planning Appeal Tribunal (now the OLT), directed on May 23, 2018, that the remaining appeals of the site specific policies of Official Plan Amendment (OPA) 82 and the HCD Plan appeals would be 'heard together.'

<https://www.omb.gov.on.ca/e-decisions/pl150374-May-23-2018.pdf>

On October 18, 2021, the Ontario Land Tribunal (OLT) issued an order allowing in part the appeal against By-law 232-2017 and bringing the Garden District Heritage Conservation District Plan into force. The official order follows an oral decision approving the Garden District Heritage Conservation District Plan on June 22, 2021.

<https://www.omb.gov.on.ca/e-decisions/MM170028-OCT-18-2021.pdf>

BACKGROUND

Area Context

The subject site, 214-230 Sherbourne Street, is located on the west side of Sherbourne Street, south of Dundas Street and north of Shuter Street, within the Garden District Heritage Conservation District. Sherbourne Street functions as the eastern edge of the District, displaying a primarily residential streetscape character with house-form buildings and soft-landscaped front-yards. There are few instances of apartment buildings and vacant lots; however, the predominant residential streetscape character remains intact north of Dundas Street.

Heritage Properties

The subject properties are designated under Part V of the Ontario Heritage Act as part of the Garden District Heritage Conservation District. The subject site is located within the Dundas Street East character sub-area. The properties at 214, 218, 220, 222, 224 and 226 Sherbourne Street are vacant (but previously included additional structures) and are classified as non-contributing properties within the District Plan. Non-contributing properties do not contribute to the area's heritage character.

The property at 230 Sherbourne Street comprises a two-and-a-half storey brick structure (the William Dineen House) that is designated as individually significant under Part IV of the Ontario Heritage Act. The property at 230 Sherbourne Street is also classified as contributing in the District Plan. The building is currently vacant.

Constructed in 1872, 230 Sherbourne Street is a well-crafted example of a house form building that is typical of the style and type found in Toronto's upscale residential neighbourhoods in the late-19th century. The property is directly associated with William Dineen, a successful Toronto businessman and community leader who was the co-founder of the W. and D. Dineen Company, furriers and clothiers. Toronto architects Langley and Langley are associated with the construction of the William Dineen House, as well as designing alterations to the original building in 1895.

The William Dineen House is historically linked to its surroundings in the Sherbourne Street neighbourhood, where it stands as one of the few generously apportioned 19th century buildings on Sherbourne from the era when it was an exclusive residential enclave that housed the leaders of Toronto society.

Adjacent Heritage Properties

The subject site is adjacent to 12 heritage resources located within the Garden District Heritage Conservation District, which was designated by By-law 1027-2021. The properties are all identified as contributing within the District Plan.

200 Sherbourne Street (and 29, 33, 35 Pembroke Street) is located directly south of the subject site and was listed on the City of Toronto's Heritage Register on July 2, 1974 (as 35 Pembroke Street). The property is designated under Part V of the OHA and identified as a contributing property within the District Plan. The property contains a "contemporary" style apartment building and a group of "Italianate" house form buildings that were constructed in 1881, 1978, and 1979 respectively. The District Plan notes the property's design, historical, and contextual value as its contributing factors.

223 Sherbourne Street (and 315, 319, 323, and 327 Dundas Street East), known as the All Saints' Anglican Church, is located to the east of the subject site across Sherbourne Street. The property was listed on the City of Toronto's Heritage Register on July 2, 1974, designated under Part IV of the OHA on September 6, 1983 (By-law 601-1983), and designated under Part V of the OHA on December 10, 2021 (By-law 1027-2021). The property contains an "Italianate" style institutional building that was constructed in 1874. The Designation By-law for the property notes its architectural significance including its Pointed Gothic style.

271 Dundas Street East (c. 1881) contains a Victorian Bay and Gable house form building. 273 Dundas Street East (c. 1913- 1924), 39 Pembroke Street (c. 1884- 1890), 41 Pembroke Street (c. 1913-1924), and 43 Pembroke Street (c. 1913-1924) contain "Vernacular" houseform buildings. 275 Dundas Street East (c. 1884- 1890) contains a Victorian Bay and Gable/"Vernacular" houseform building. 277 Dundas Street East (c. 1884- 1890), 281 Dundas Street East (c. 1884-1890), 283 Dundas Street East (c. 1884-1890) contain Bay and Gable houseform buildings. 45 Pembroke Street (c. 1913-1924) contains a "Vernacular" apartment building.

Development Proposal

An Official Plan and Zoning By-law Amendment application was submitted for 214-230 Sherbourne Street on June 10, 2022. A Heritage Permit was received for the site on January 31, 2024. The Site Plan approval application for the project is currently under review.

The development application proposes a 46-storey mixed-use tower (including mechanical penthouse) with a four-storey base building. The William Dineen House is proposed to be retained in situ with a portion of the later rear additions to be removed. The heritage building is to be integrated into the new development through a rear connection and adapted for a new community use.

Heritage Planning Policy Framework

Cultural heritage resources are protected and managed as part of planning for future growth under the Provincial Policy Statement (2020) and A Place to Grow: Growth Plan for the Greater Golden Horseshoe (2019). Heritage Conservation is enabled through the Ontario Heritage Act. The City of Toronto's Official Plan implements the provincial policy regime, the Planning Act, the Ontario Heritage Act and provides policies to guide decision making within the city.

The Planning Act

The Planning Act guides development in the Province of Ontario. It states that municipalities must have regard for matters of provincial interest. Section 2(d) specifically refers to "the conservation of features of significant architectural, cultural, historical, archaeological or scientific interest" and 2(r) "to a built form that is well designed and provides for a sense of place."

The Provincial Policy Statement (2020)

The Provincial Policy Statement 2020 (PPS) issued under the authority of Section 3 of the Planning Act provides policy direction on matters of provincial interest related to land use planning and development. The PPS sets the policy foundation for regulating the development and use of land. Key objectives include: building strong communities; wise use and management of resources; and protecting public health and safety. The PPS is issued under Section 3 of the Planning Act and all decisions of Council in respect of the exercise of any authority that affects a planning matter shall be consistent with the PPS. Comments, submissions or advice affecting a planning matter that are provided by Council shall also be consistent with the PPS.

The PPS recognizes and acknowledges the Official Plan as an important document for implementing the policies within the PPS. Policy 4.6 of the PPS states that, "The official plan is the most important vehicle for implementation of this Provincial Policy Statement. Comprehensive, integrated and long-term planning is best achieved through official plans."

Policy 2.6.1 of the PPS directs that "Significant built heritage resources and significant cultural heritage landscapes shall be conserved." Properties included on the City's Heritage Register are considered to be significant in this context. "Conserved" is defined in the PPS as "the identification, protection, use and/or management of built heritage resources in a manner that ensures their cultural heritage value or interest is retained under the Ontario Heritage Act."

Policy 2.6.3 of the PPS directs that "planning authorities shall not permit development and site alteration on adjacent lands to protected heritage property except where the proposed development and site alteration has been evaluated and it has been demonstrated that the heritage attributes of the protected heritage property will be conserved."

Provincial Plans

Provincial Plans are intended to be read in their entirety and relevant policies are to be applied to each situation. The policies of the Plans represent minimum standards. Council may go beyond these minimum standards to address matters of local importance, unless doing so would conflict with any policies of the Plans.

All decisions of Council in respect of the exercise of any authority that affects a planning matter shall be consistent with the PPS and shall conform with Provincial Plans. All comments, submissions or advice affecting a planning matter that are provided by Council shall also be consistent with the PPS and conform with Provincial Plans.

A Place to Grow: Growth Plan for the Greater Golden Horseshoe (2020)

A Place to Grow: Growth Plan for the Greater Golden Horseshoe (2020) (the "Growth Plan (2020)") builds upon the policy foundation provided by the PPS and provides more specific land use planning policies to address issues facing the GGH region. The policies of the Growth Plan (2020) take precedence over the policies of the PPS to the extent of any conflict, except where the relevant legislation provides otherwise.

In accordance with Section 3 of the Planning Act all decisions of Council in respect of the exercise of any authority that affects a planning matter shall conform with the Growth Plan. Comments, submissions or advice affecting a planning matter that are provided by Council shall also conform with the Growth Plan.

Policy 4.2.7.1 of the Growth Plan states that "Cultural Heritage Resources will be conserved in order to foster a sense of place and benefit communities, particularly in strategic growth areas."

City of Toronto Official Plan

This application has been reviewed against the policies of the City of Toronto Official Plan. The Plan provides the policy framework for heritage conservation in the City. Relevant policies include the following:

3.1.6.4 - Properties on the Heritage Register will be conserved and maintained consistent with the Standards and Guidelines for the Conservation of Historic Places in Canada, as revised from time to time and as adopted by Council.

3.1.6.5 - Proposed alterations, development, and/or public works on or adjacent to, a property on the Heritage Register will ensure that the integrity of the heritage property's cultural heritage value and attributes will be retained, prior to work commencing on the property and to the satisfaction of the City. Where a Heritage Impact Assessment is required in Schedule 3 of the Official Plan, it will describe and assess the potential impacts and mitigation strategies for the proposed alteration, development or public work.

3.1.6.6 - The adaptive re-use of properties on the Heritage Register is encouraged for new uses permitted in the applicable Official Plan land use designation, consistent with the "Standards and Guidelines for the Conservation of Historic Places in Canada."

3.1.6.26 - New construction on, or adjacent to, a property on the Heritage Register will be designed to conserve the cultural heritage values, attributes and character of that property and to mitigate visual and physical impact on it.

3.1.6.27 - Where it is supported by the cultural heritage values and attributes of a property on the Heritage Register, the conservation of whole or substantial portions of buildings, structures and landscapes on those properties is desirable and encouraged. The retention of façades alone is discouraged.

The City of Toronto Official Plan can be found here:

<https://www.toronto.ca/city-government/planning-development/official-plan-guidelines/official-plan/>

Garden District Heritage Conservation District

This application has been reviewed for consistency with the policies of the Garden District Heritage Conservation District Plan. One of the purposes of the Plan is to "provide policies, guidelines and procedures for managing change in the District and achieving the stated objectives" (1.3). The development site is located within the Dundas Street East Character sub-area, which runs through the heart of the District.

In addition to its status as a property designated under Part IV of the Ontario Heritage Act, the property at 230 Sherbourne Street is identified as a contributing building in the HCD Plan. The properties at 214, 218, 220, 222, 224 and 226 Sherbourne Street are identified as 'non-contributing' in the HCD Plan.

Standards and Guidelines for Conservation of Historic Places in Canada

The Standards and Guidelines for the Conservation of Historic Places in Canada (the "Standards and Guidelines") is the official document guiding planning, stewardship and conservation approach for all listed and designated heritage resources within the City of Toronto. The General Standards (1-9) the Standards for Rehabilitation (10-12), and the Standards for Restoration (13-14) apply to this project.

The Standards and Guidelines can be accessed here:

<http://www.historicplaces.ca/media/18072/81468-parks-s+g-eng-web2.pdf>

COMMENTS

Conservation Strategy

The conservation strategy for the site consists of the in-situ retention of the two-and-one-half east portion of the building (dating to 1872) and the east portion of the one-and-one-half storey rear (west) wing (dating to 1880-1884) and its integration into the base building of the new development. The retained portion of 230 Sherbourne Street will be fully restored. The details of the restorations will be set out in a Conservation Plan to be completed to the satisfaction of the Senior Manager, Heritage Planning.

A portion of the rear of 230 Sherbourne Street, consisting of later additions that were built at different times after the construction of the original building (constructed in 1895 and 1910-1960), is proposed to be removed. The proposed removal alters the scale, form and massing of the existing house form building, the T-shaped plan where the main body of the house is extended to the west by a brick wing, and its materials and trim. The heritage attributes found on the primary (east) portion of the building, including the gable roof, the organization, detailing and trim on the principal (east) façade, the main (east) entrance and entry, and the fenestration on the east façade are not proposed to be altered. Representative examples of elements in the rear (west) wing will be maintained, including the mansard roof, gabled dormers, and segmental-arched window openings.

The retained building will maintain its presence on Sherbourne Street and retain its three-dimensional legibility in context. The building's T-shaped plan will also remain legible. Cleaning, repairing, and replacing masonry and stone will occur where necessary, and salvaged elements from the rear (west) portion of the building are proposed to be used for the repairs on the retained building. A letter prepared by Entuitive Corporation, dated August 16, 2022, states that the removal of west addition will not impact the stability of the remaining building structure. The conservation strategy also includes the installation of new historically appropriate wood windows throughout, based on historic documentation and archival evidence. The replacement windows will be designed to reflect the historic condition as visible in the earliest known photograph in terms of material, design, and profiles.

The front landing and stair on the east elevation of the building are proposed to be reconstructed with materials and detailing in keeping with the historic character of the building. The earliest known historic documentation showing the configuration of the front stairs dates to 1974-1984; however, it is unknown if the masonry steps in this image is the configuration as initially constructed as a semi-detached building 1872, or when it was converted into a single-family dwelling in 1895, or when it was converted into a multi-tenant building in the early 1910s.

The two bricks with the "W. Dineen" carving, located on the north elevation in the portion of the building proposed to be demolished, will be salvaged and introduced in another publicly visible location such as on the south elevation of the building facing the proposed privately owned public space (POPS). The location will be addressed in more detail in a future Interpretation Plan.

Proposed Development

The application proposes a new 46-storey tower (including mechanical penthouse) with a four-storey podium infilling the existing gap in the Sherbourne Street streetwall between 230 Sherbourne and the apartment building to the south. The proposed development integrates the retained heritage building at 230 Sherbourne Street into the new podium. The new construction incorporates setbacks at grade, and stepbacks above the retained heritage building that provide a subordinate design response and maintain the prominence of the heritage building when viewed from the public realm, as well as its three-dimensional legibility.

To maintain the low-scale historic character of the Garden District Heritage Conservation District, the proposed new podium has been revised from six storeys to a four-storey base with an additional two storeys stepped back from the east and south elevations. The floor plates at Levels 5 and 6 have been refined to include a larger step back from the north elevation. The size and location of balconies have been reconfigured.

New construction will be setback from the street, maintaining the prominence of the heritage building while also providing for a mix of soft and hardscaped areas. The setback of the east elevation of the podium from Sherbourne Street has been slightly increased. The portion of the proposed development directly to the south of the retained building includes a deeper setback from Sherbourne Street (incorporating a proposed POPS) which will allow for the south elevation of the retained building to be visible. The portion of the new development that directly abuts the heritage building is set back from the roof ridge.

The base of the podium at the ground floor level includes a rhythm of narrow bays expressed vertically with an arched colonnade. The central area of the podium includes a wider bay with horizontal expression further setback from Sherbourne Street. The new base building will be clad in a compatible and subtle brick palette, reinforcing the prominence of the retained heritage building at 230 Sherbourne Street. The proposed brick of the new building will be distinguishable from the brick of the heritage building with a different size, jointing, texture, or finish, or with a combination of these approaches. Additionally, the new construction to the rear of the retained building will be clad with glazed material, providing visual separation and allowing the retained fabric to be read independently.

Garden District Heritage Conservation District

The subject properties are designated under Part V of the Ontario Heritage Act as part of the Garden District Heritage Conservation District. The subject properties are on a section of Sherbourne Street within the Dundas Street East character sub-area, which the District Plan has described as "characterized by its evolution from a residential street to a commercial thoroughfare, reflected in the range of houseform buildings, adaptively re-used house-form buildings for commercial use and purpose-built commercial buildings on the street." According to the Garden District Heritage Conservation District Plan, it is expected that Dundas Street will continue to evolve and grow, while conserving the cultural heritage value and heritage attributes of this character sub-area. Dundas Street has the potential to be a vibrant retail strip serving residents of the District.

The proposal has been reviewed for consistency with the Garden District Heritage Conservation District Plan, particularly with the policies and guidelines for contributing properties contained in Section 6 & 7.

District Plan Policy states that in the Dundas Street East character sub-area, the podium portion of new development on non-contributing properties shall be designed to be compatible with the scale, height, and massing of the adjacent contributing properties in the Dundas Street East character sub-area. To maintain the low-scale

historic character of the Garden District Heritage Conservation District, the proposed new podium at 214, 218, 220, 222, 224 and 226 Sherbourne Street has been revised from six storeys to a four-storey base, and complements the District's cultural heritage value and heritage attributes while reflecting its own time.

Adjacent Heritage Resources

The HIA asserts that the proposed development will conserve the cultural heritage value of the adjacent designated heritage properties. Staff concur with this assessment. The design and contextual value are identified as contributing factors of the heritage buildings, and there are no anticipated heritage impacts. In accordance with District Plan policy, views along Dundas Street East looking eastward to All Saints Church, located at 223 Sherbourne Street, will be conserved.

Conservation Plan

Should Council approve the proposed conservation strategy, prior to the issuance of the first permit for the development, the owner would be required to submit a Conservation Plan for the work described in the Heritage Impact Assessment prepared by a qualified heritage professional to the satisfaction of the Senior Manager, Heritage Planning. The Conservation Plan would detail all of the recommended interventions and conservation work including any recommended restoration work, a detailed plan describing how the heritage building will be protected during construction, a schedule of short and long-term maintenance requirements and estimated costs for all conservation work.

Heritage Interpretation Plan

Should Council approve the proposed conservation strategy, prior to the introduction of the bills for the proposed Zoning By-law Amendment, the applicant would be required to submit a Heritage Interpretation Plan to the satisfaction of the Senior Manager, Heritage Planning.

Heritage Lighting Plan

Staff is recommending that the applicant be required to provide a Heritage Lighting Plan. The lighting plan would provide details of how the heritage property will be lit so that its unique heritage character is highlighted.

Heritage Easement Agreement

Staff is recommending that the owner enter into a Heritage Easement Agreement to secure the long-term conservation of 230 Sherbourne Street, a property designated under Part IV of the Ontario Heritage Act.

CONCLUSION

Heritage Planning staff are supportive of the proposal to alter the designated heritage properties at 214, 218, 220, 222, 224, 226 and 230 Sherbourne Street to allow for the

construction of a new 46-storey residential tower in connection with the submitted development applications and a Heritage Permit application on the subject properties.

Heritage Planning staff support the retention strategy and alterations as set out within the conservation strategy, including proposed mitigation measures, and are of the opinion that the proposal has been designed to conserve the cultural heritage values, attributes, and character of the heritage properties and proposes an overall conservation strategy that is consistent with the Garden District Heritage Conservation District Plan and not contrary to the Plan's Objectives.

Heritage Planning staff are satisfied the proposal meets the intent of the Planning Act, the Provincial Policy Statement, the Growth Plan (2020) and the City of Toronto's Official Plan heritage policies in conjunction with the Standards and Guidelines for the Conservation of Historic Places in Canada.

Staff recommend that Council approve the proposed alterations and grant authority to enter into a Heritage Easement Agreement.

CONTACT

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SIGNATURE

Mary L. MacDonald, MA, CAHP
Senior Manager, Heritage Planning
Urban Design, City Planning

ATTACHMENTS

Attachment 1 - Location Map
Attachment 2 - Aerial Photograph
Attachment 3 - Photographs
Attachment 4 - Selected Drawings

LOCATION MAP

ATTACHMENT 1

214-230 Sherbourne Street

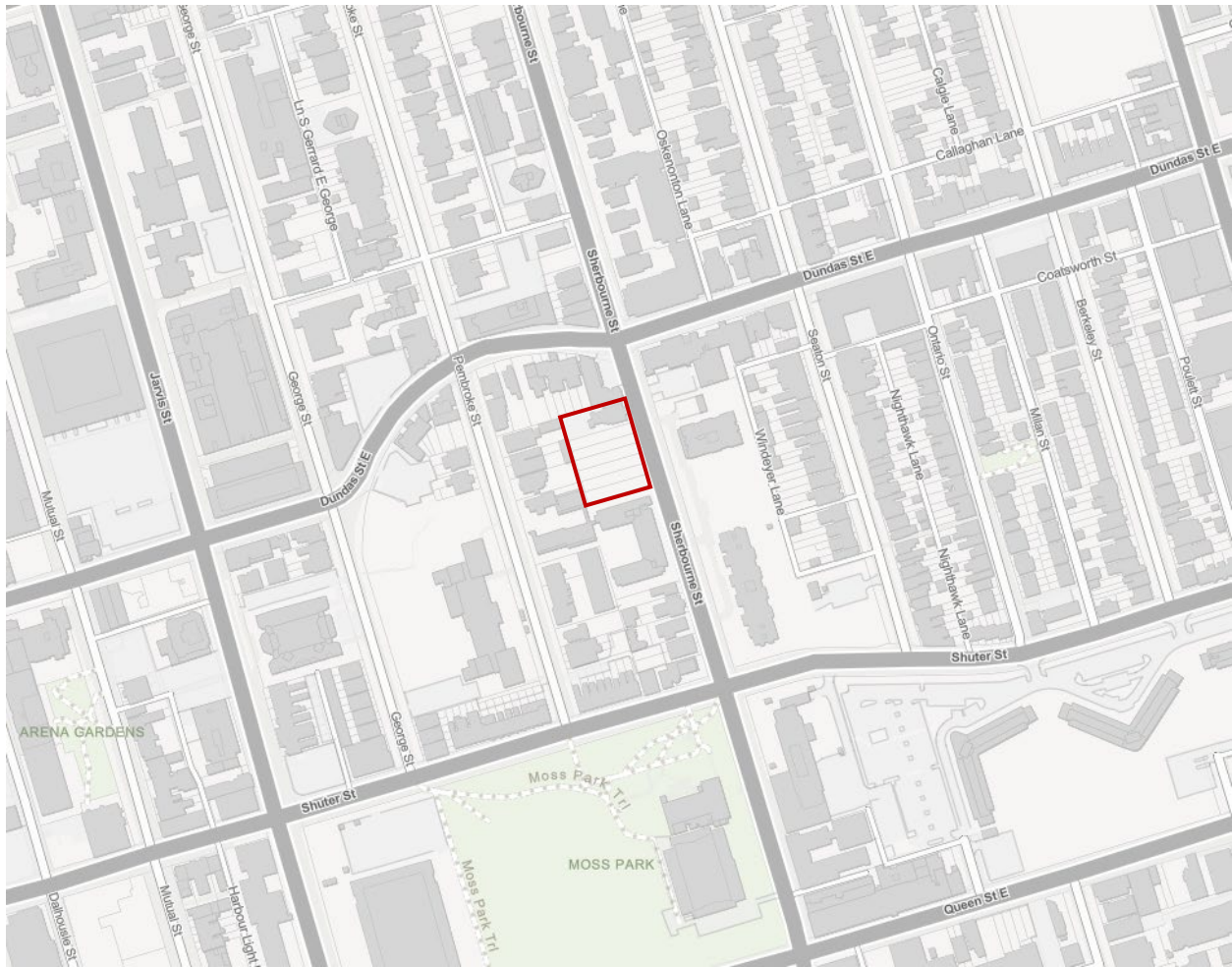


Figure 1. Location Map showing the property at 214-230 Sherbourne Street outlined in red, located on the west side of Sherbourne Street, south of Dundas Street and north of Shuter Street. This location map is for information purposes only; the exact boundaries of the property are not shown (City of Toronto Mapping).

AERIAL PHOTOGRAPH
214-230 Sherbourne Street

ATTACHMENT 2



Figure 2. Aerial photograph showing the location of 214-230 Sherbourne Street outlined in red, located on the west side of Sherbourne Street, south of Dundas Street and north of Shuter Street. This location map is for information purposes only; the exact boundaries of the property are not shown (City of Toronto Mapping, 2022).

214-230 Sherbourne Street



Figure 4. Principal (east) elevation of 230 Sherbourne Street looking west (ERA Architects Inc., 2022).



Figure 5. South elevation of 230 Sherbourne Street looking north (ERA Architects Inc., 2022).



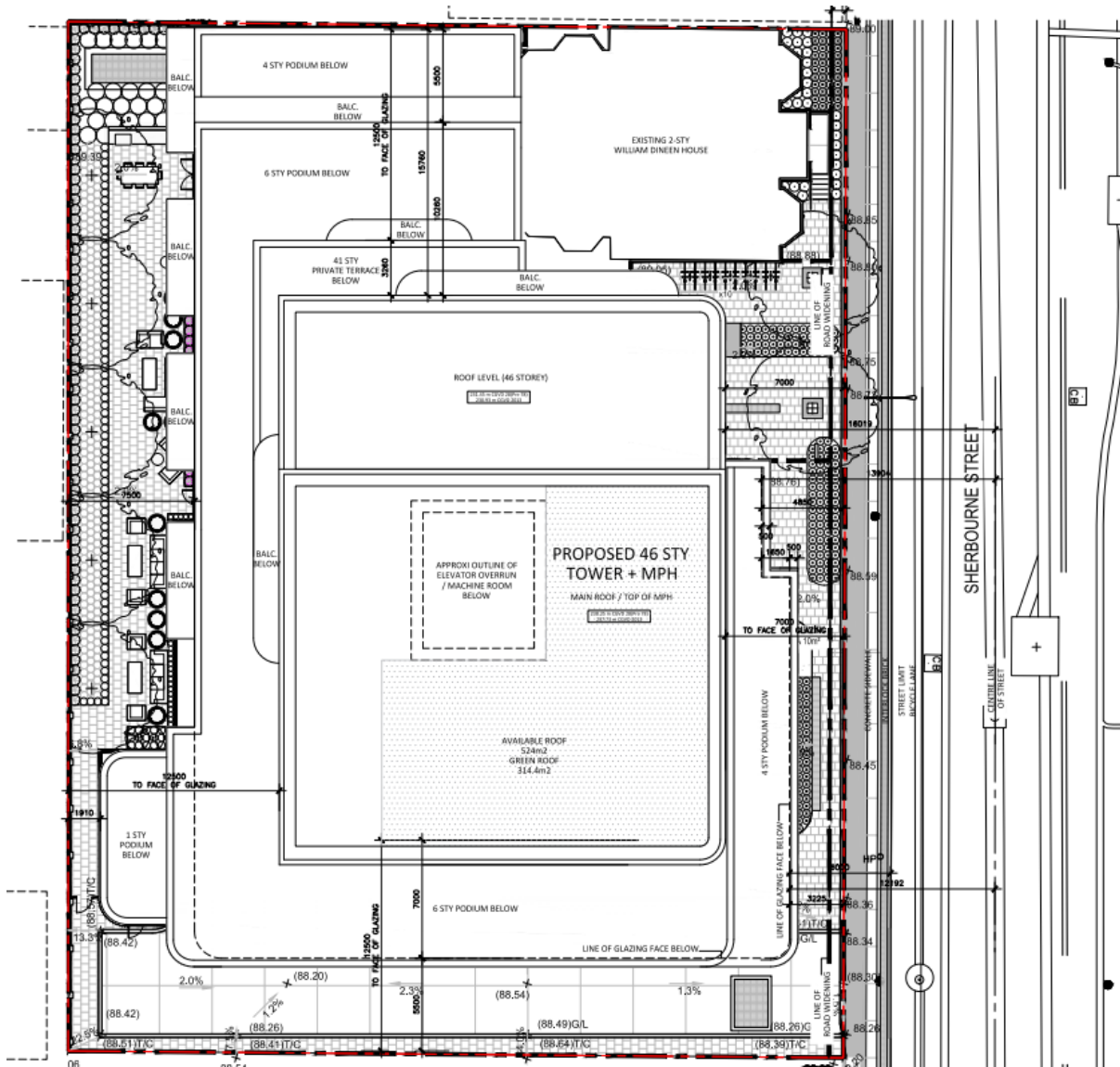
Figure 6. Rear elevation of 230 Sherbourne Street looking east (ERA Architects Inc., 2022).



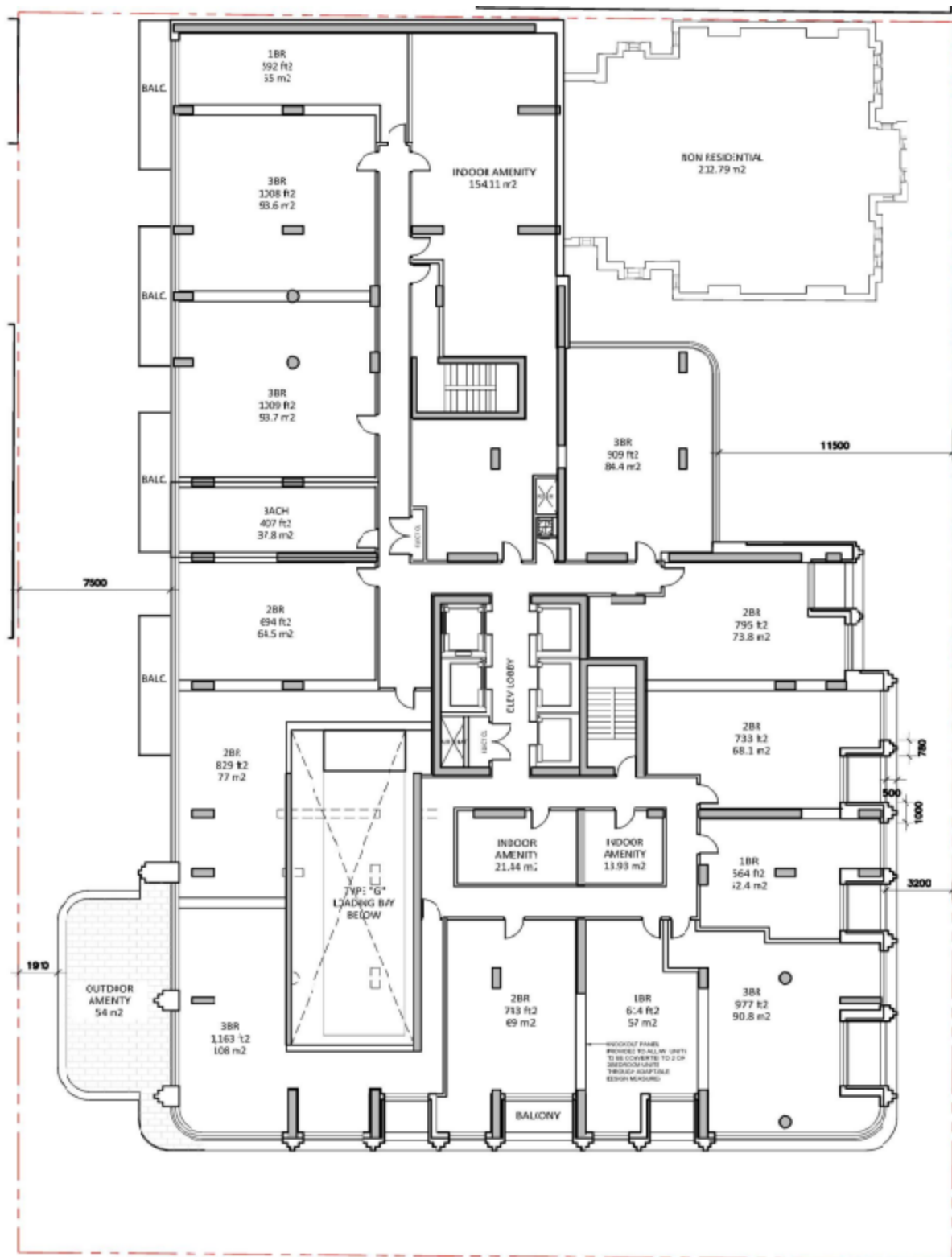
Figure 7. Partial north elevation of 230 Sherbourne Street looking south (ERA Architects Inc., 2022).

SELECTED DRAWINGS
214-230 Sherbourne Street

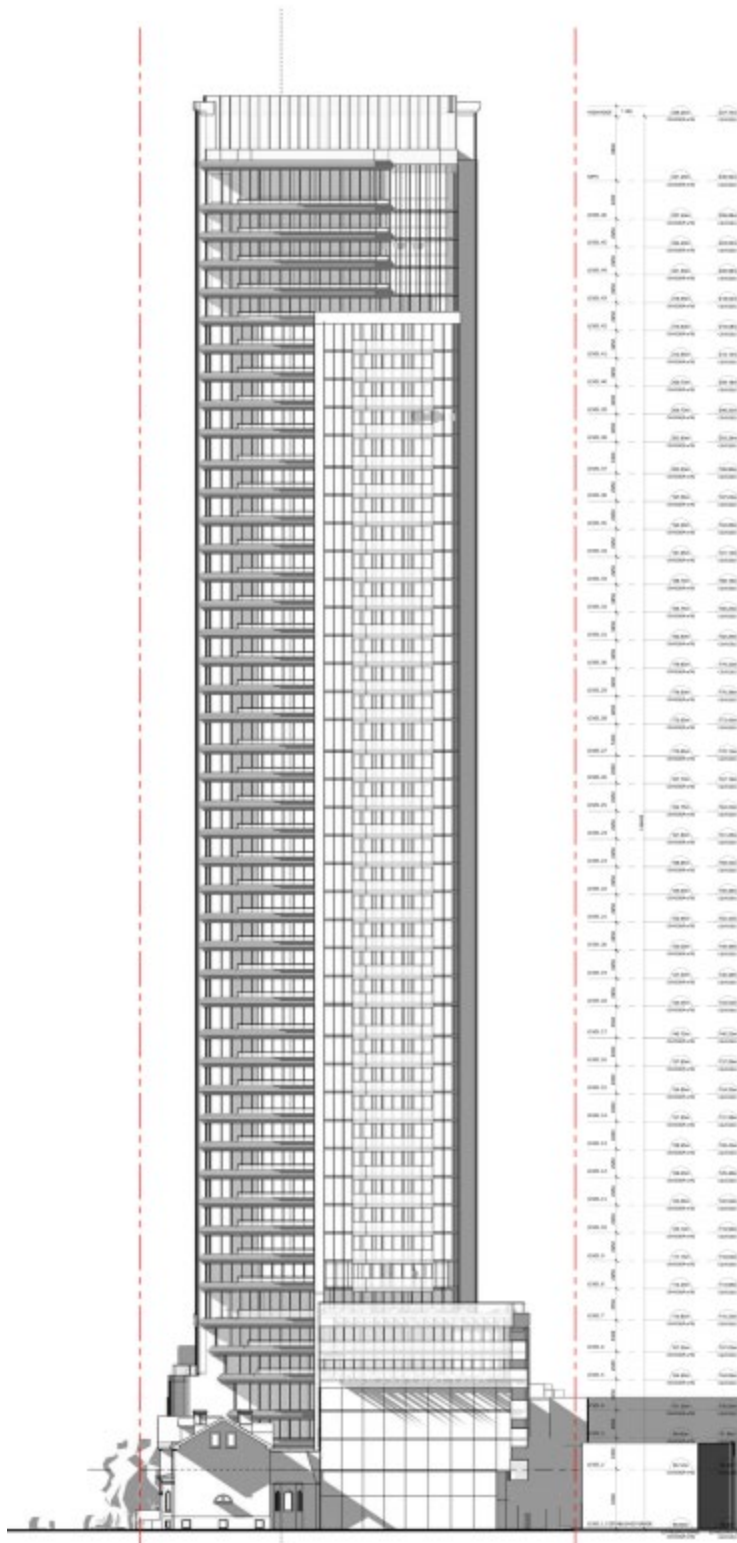
ATTACHMENT 4



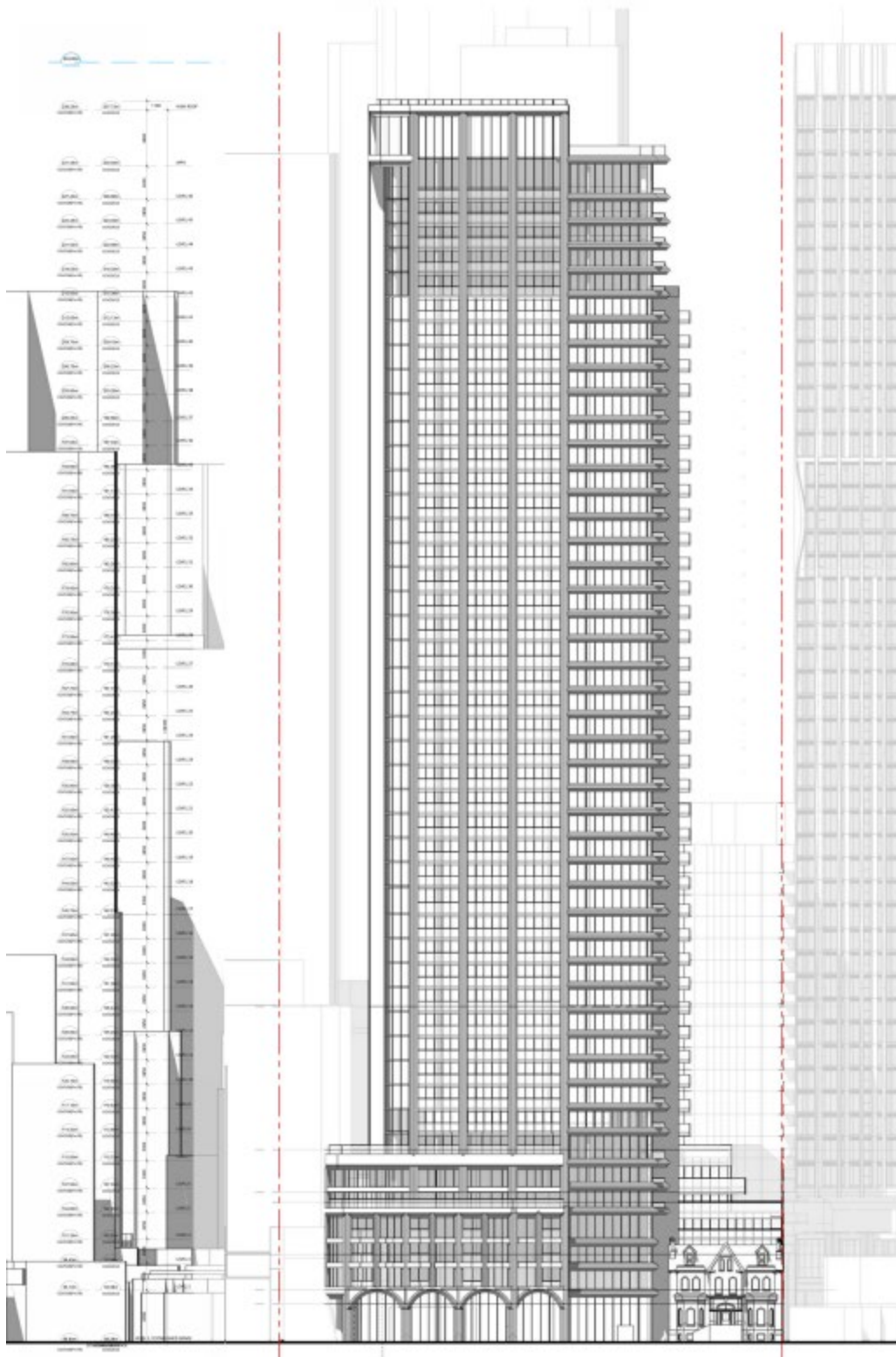
Proposed site plan for 214-230 Sherbourne Street included for illustration purposes (Hariri Pontarini Architects Inc., May 15, 2024).



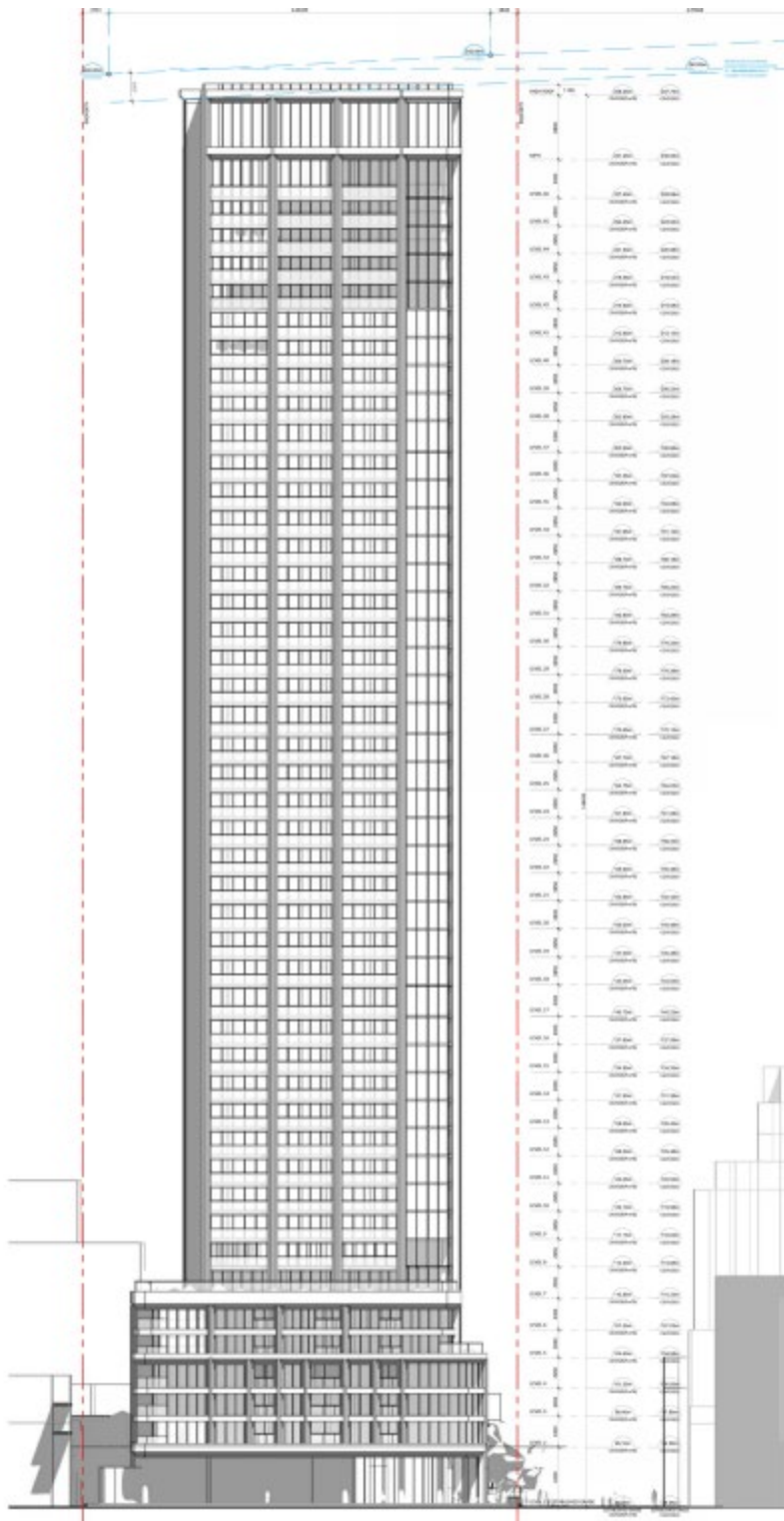
Proposed second floor plan for 214-230 Sherbourne Street included for illustration purposes (Hariri Pontarini Architects Inc., May 15, 2024).



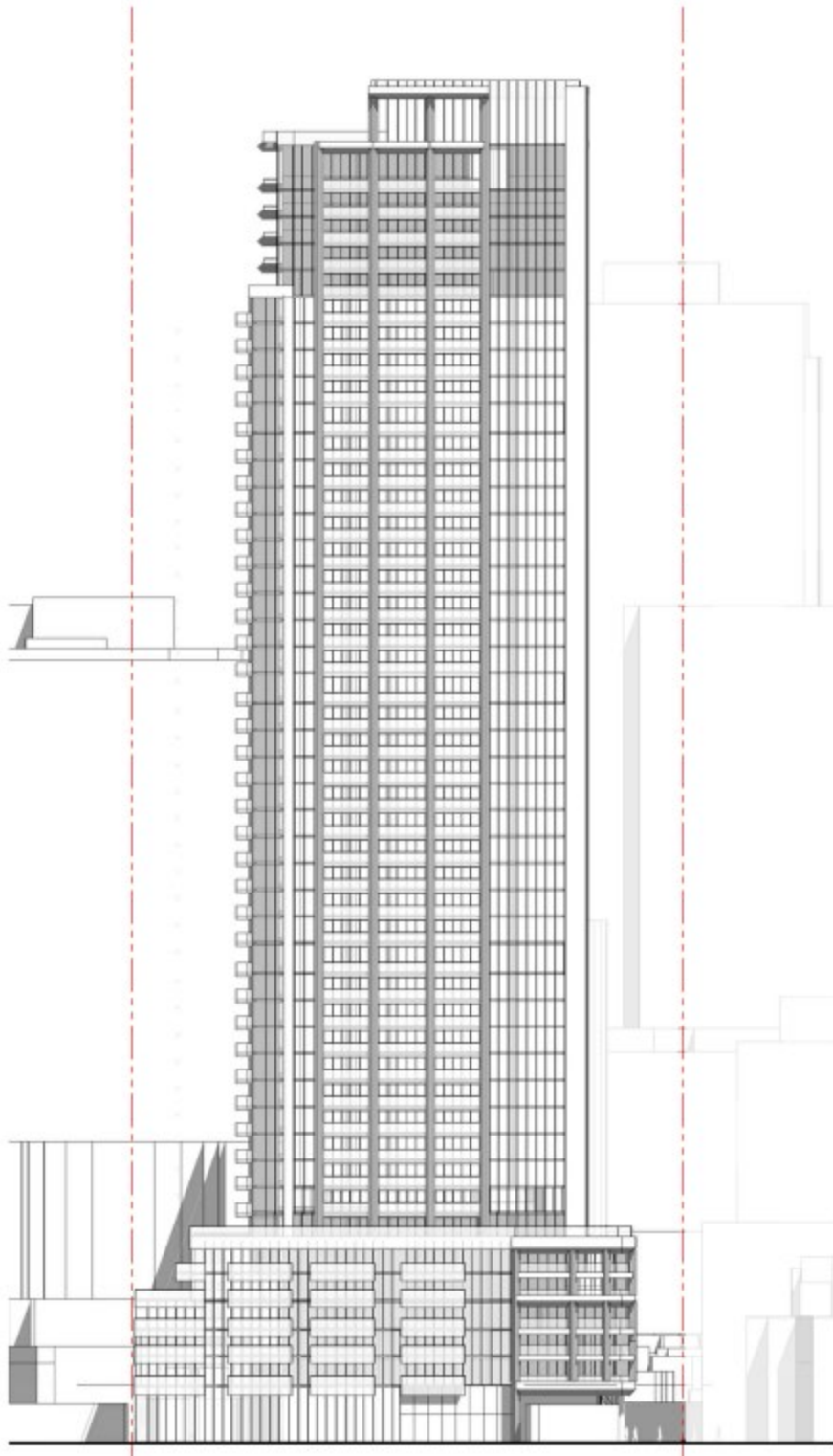
Proposed north elevation drawing for 214-230 Sherbourne Street included for illustration purposes (Hariri Pontarini Architects Inc., May 15, 2024).



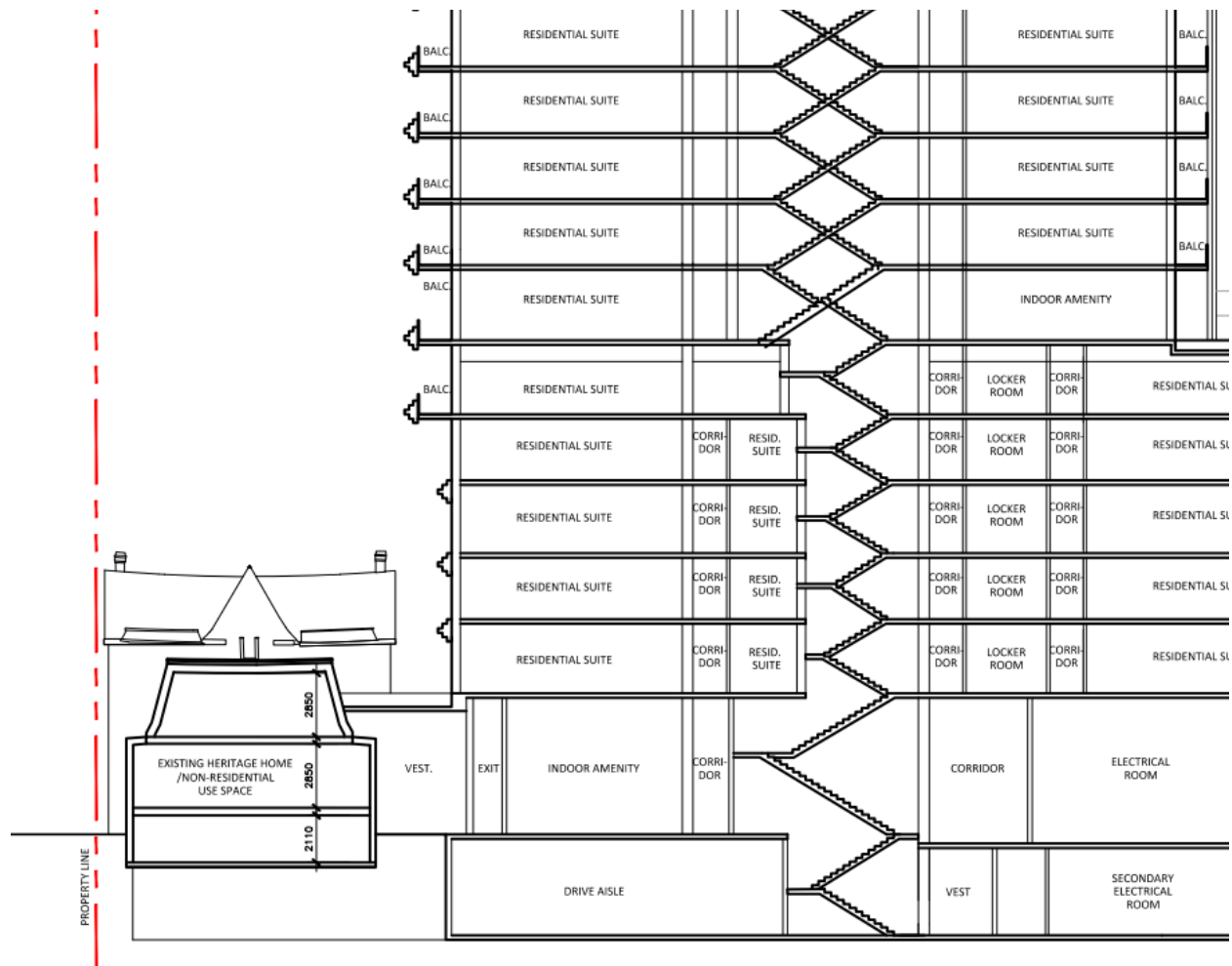
Proposed east elevation drawing for 214-230 Sherbourne Street included for illustration purposes (Hariri Pontarini Architects Inc., May 15, 2024).



Proposed south elevation drawing for 214-230 Sherbourne Street included for illustration purposes (Hariri Pontarini Architects Inc., May 15, 2024).



Proposed west elevation drawing for 214-230 Sherbourne Street included for illustration purposes (Hariri Pontarini Architects Inc., May 15, 2024).



Proposed south-north cross-section drawing for 214-230 Sherbourne Street included for illustration purposes (Hariri Pontarini Architects Inc., May 15, 2024).

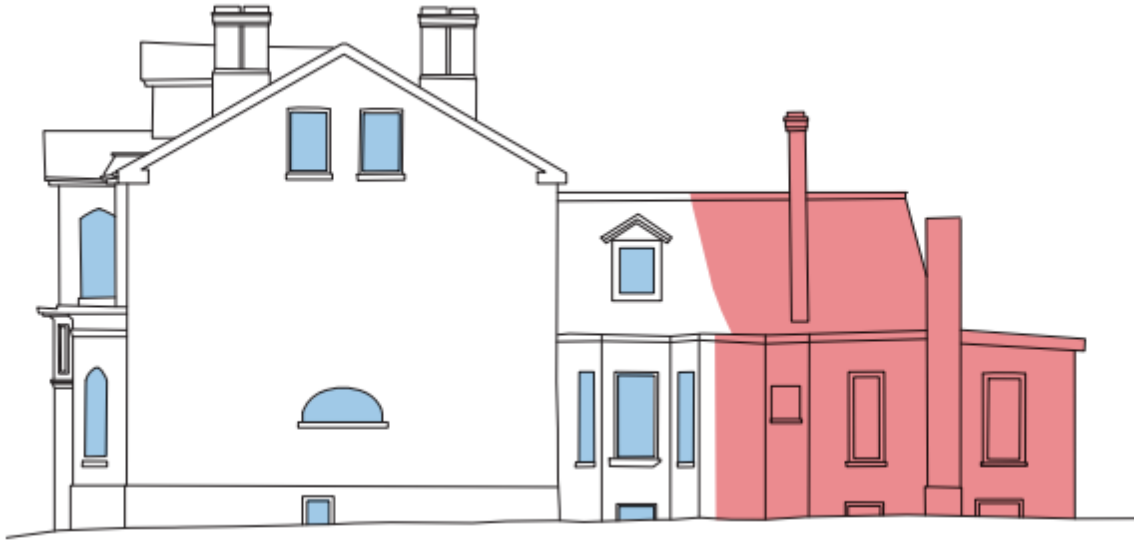


Diagram of the north elevation of 214-230 Sherbourne Street showing the portions that are proposed to be removed (ERA Architects Inc., 2024).



Diagram of the south elevation of 214-230 Sherbourne Street showing the portions that are proposed to be removed (ERA Architects Inc., 2024).

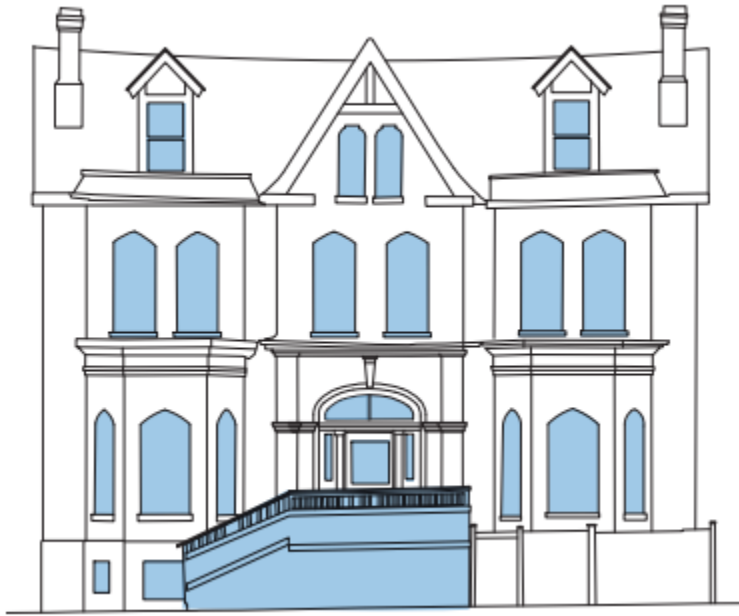


Diagram of the primary (east) elevation of 214-230 Sherbourne Street showing the portions that are proposed to be reconstructed (ERA Architects Inc., 2024).

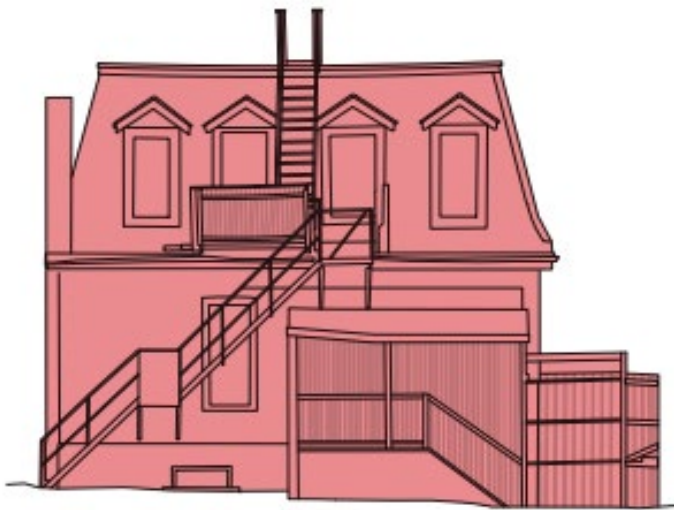


Diagram of the rear (west) elevation of 214-230 Sherbourne Street showing the portions that are proposed to be removed (ERA Architects Inc., 2024).



Renderings of the proposed development at 214-230 Sherbourne Street included for illustration purposes (Hariri Pontarini Architects Inc., May 15, 2024).