

120 Peter Street, 122-124 Peter Street, 126-128 Peter Street and 357-359 Richmond Street West – Alterations to, Demolition and Construction of, Buildings under Sections 42 of the Ontario Heritage Act and Authority to Amend a Heritage Easement Agreement

Date: March 14, 2025

To: Toronto Preservation Board

Toronto East York Community Council

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

Wards: 10 - Spadina - Fort York

SUMMARY

This report recommends that City Council approve alterations, demolition and new construction works for the properties at 120, 122-124, 126-128 Peter Street and 357-359 Richmond Street West under Part V, Section 42 of the Ontario Heritage Act, in connection with the development of the site consisting of a new 40-storey mixed-use structure integrated with new and heritage base buildings. This report also recommends that City Council grant authority to amend the existing Heritage Easement Agreement (or execute a new Heritage Easement Agreement if needed), in connection with the proposed development of the property.

The subject property is situated in the King-Spadina Heritage Conservation District (KSHCD). It includes two heritage structures - a Victorian row house in the Second Empire style at 120 Peter Street (known as the John Holdford House) and a pair of semi-detached Bay-n-Gable style houses (known as the Margaret Grimmon Houses) at 357-359 Richmond Street West. These are noted as contributing properties within the KSHCD Plan. In addition, the subject lands include a single storey non-contributing property at 126-128 Peter Street. The heritage building that previously existed at 122-124 Peter Street was demolished following a fire in 2018.

City Council agreed to a settlement of an appeal against a Zoning By-law Amendment for this site in 2018 to allow for the construction of a 42-storey mixed-use building. Subsequently a revised settlement proposal was approved by the OLT in 2020. This allowed for the construction of a 39-storey mixed use building. A conservation strategy was approved as part of this mediated settlement under the Ontario Heritage Act. The approved conservation strategy proposed that the property at 120 Peter Street would be 120, 122-124, 226-128 Peter Street and 357-359 Richmond Street West - Alterations, Demolition and New Construction

conserved in situ while the property at 357-359 Richmond Street would be relocated approximately 3 metres to the east (for enhanced laneway access) and restored. The building that had been on the property at 122-124 Peter Street would be reconstructed.

In June 2024, the applicant provided updated information about the condition of the masonry of the house-form properties at 357-359 Richmond Street West. Reports from a qualified engineer and a heritage consultant confirmed that the masonry is "in very poor, and in many places unsalvageable condition." As such, they recommend that these buildings be demolished with a new building being constructed in their place, using salvaged material where possible. Staff have carefully reviewed the condition assessments and accept the consultant's opinion that the poor condition of the masonry prevents meaningful conservation of these buildings. As a result, the approved proposal has been revised to demolish the Margaret Grimmon Houses and mitigate this impact of the demolition by designing a new building that commemorates the heritage value of the houses and their contribution to the KSHCD.

As the KSHCD is now in full force and effect, the revised scheme must be assessed in relation to the policies in the KSHCD Plan and requires a new approval under Section 42 of the Ontario Heritage Act. The conservation strategy for the John Holdford House at 120 Peter Street and the commemoration strategy for the property at 122-124 Peter Street remain as previously approved. The non-contributing building at 126-128 Peter Street will be demolished.

The proposed new 40-storey mixed use building is similar in size and form at that previously approved for the site and complies with the approved Zoning By-law Amendment for the site. As such this report relates solely to new approvals under the Ontario Heritage Act.

Through discussion of the revised strategy the detailed design of the base building at 126-128 Peter Street now includes complementary masonry and detailing that relate better to its context within the KSHCD and which comply with the policies of the KSHCD Plan. The proposed development is consistent with the existing provincial and municipal heritage policy framework and proposes an overall conservation and commemoration strategy that is consistent with the KSHCD Plan and is not contrary to the Plan's Objectives.

RECOMMENDATIONS

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

1. City Council consent to the application to alter the designated property at 120 Peter Street and demolish the buildings at 126-128 Peter Street and 357-359 Richmond Street West, with conditions, under Part V, Section 42 of the Ontario Heritage Act to allow for the construction of a new 40-storey mixed use building with mechanical penthouse with the alterations, demolition and construction being substantially in accordance with the floor plans and drawings prepared by BDP Quadrangle dated

November 15, 2024, podium design drawings dated February 4, 2025 and the Heritage Impact Assessment prepared by GBCA Architects dated March 5, 2025, all on file with the Senior Manager, Heritage Planning, all subject to and in accordance with the Conservation Plan satisfactory to the Senior Manager, Heritage Planning.

2. City Council direct that its consent to alter the designated property at 120 Peter Street, demolish the buildings at 126-128 Peter Street and 357-359 Richmond Street West and construct a new 40-storey mixed use building in accordance with Part V, Section 42 of the Ontario Heritage Act is also subject to the following conditions:

a. That prior to the issuance of any permit for all or any part of the property at 120, 122-124, 126-128 Peter Street and 357-359 Richmond 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(s) as are acceptable to the Senior Manager, Heritage Planning the owner shall:

1. Amend the existing Heritage Easement Agreement, or as determined appropriate by the Senior Manager, Heritage Planning, in consultation with the City Solicitor, replace the entire existing Heritage Easement Agreement with a new Heritage Easement Agreement, for the properties at 120, 122-124 Peter Street and 357-359 Richmond Street West pursuant to Section 37 of the Ontario Heritage Act acceptable and satisfactory to the Chief Planner and Executive Director, City Planning, Senior Manager, Heritage Planning and the City Solicitor

2. Provide a detailed Conservation Plan, prepared by a qualified heritage consultant that is substantially in accordance with the conservation and commemoration strategies set out in the Heritage Impact Assessment for the properties at 120, 122-124, 126-128 Peter Street and 357-359 Richmond Street West prepared by GBCA Architects dated March 5, 2025, to the satisfaction of the Senior Manager, Heritage Planning.

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.a.2, 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 an Interpretation Plan for the subject properties 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 a Lighting Plan for the subject properties 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. Submit a Signage Plan for the subject properties to the satisfaction of the Senior Manager, Heritage Planning.

7. Provide full documentation of the heritage property at 357-359 Richmond Street West, 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 flash drive in tiff format and 600 dpi resolution keyed to a location map, elevations and measured drawings, and copies of all existing interior floor plans and original drawings as may be available, to the satisfaction of the Senior Manager, Heritage Planning.

8. Provide a Letter of Credit, including provision for upward 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.

b. That prior to the release of the Letter of Credit required in Recommendation 2.a.8, 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 commemoration and 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 amending of the existing Heritage Easement Agreement registered on title for the heritage properties at 120, 122-124 Peter Street and 357-359 Richmond Street West, Instrument # AT6157630 dated August 10, 2022 or, as determined appropriate by the Senior Manager, Heritage Planning, in consultation with the City Solicitor, replace the entire existing Heritage Easement Agreement with a new Heritage Easement Agreement, to be entered into and registered on title to the lands replacing the existing Heritage Easement Agreement in a form and content satisfactory to the City Solicitor and the Chief Planner and Executive Director, City Planning.

4. City Council authorize the City Solicitor to introduce any necessary Bill in Council to amend or replace the Heritage Easement Agreement.

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

On October 2, 3 and 4, 2012, City Council directed staff to initiate the KSHCD study as a result of the application of prioritization criteria, which can be viewed at:

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

In November 2015, a zoning by-law amendment application was submitted to construct a 46-storey mixed use building at 122-128 Peter Street and 357 Richmond Street West. Subsequently the development site increased to include 120 Peter Street and 359 Richmond Street West and to address comments resulting from discussions with City staff.

On January 31, 2017 City Council adopted item TE21.9 and stated its intention to designate the properties 122 and 124 Peter Street and 357 and 359 Richmond Street under Part IV, Section 29 of the Ontario Heritage Act.

<https://secure.toronto.ca/council/agenda-item.do?item=2017.TE21.9>

On October 2, 2017, City Council adopted item TE26.14 to designate the King Spadina Heritage Conservation District Plan under Part V of the Ontario Heritage Act. The King-Spadina HCD was subsequently appealed to the Ontario Land Tribunal (OLT).

<http://app.toronto.ca/tmmis/viewAgendaItemHistory.do?item=2017.TE26.14>

In 2017 the application was appealed to the OMB (later renamed as the OLT). Around the same time, the King-Spadina HCD was adopted by Council and appealed. A new HIA, dated 27 June 2018, was prepared and submitted to the City in support of a revised design incorporating all the Part IV designated heritage buildings on the site.

In July 2018, 122-124 Peter was consumed in a fire and limited building elements were salvaged. The ownership later changed and GBCA Architects was subsequently retained by the new owner as the heritage consultant.

In May 2020, the OLT (formerly the OMB) issued an order on the appeal, requiring a Conservation Plan be prepared. The Conservation Plan dated 27 May 2022 has been approved.

On July 22, 2022, the Heritage Easement Agreement for the development was executed and registered on title per By-law 934-2022.

In 2023, the ownership changed again to Kingdom Toronto Peter Limited Partnership.

The King-Spadina HCD was formally adopted with revisions, in January 2024 and is now in force.

[King-Spadina Heritage Conservation District Plan | February 2024](#)

BACKGROUND

Area Context

The subject site is located within the King-Spadina Heritage Conservation District (KSHCD) which is an evolved historic district featuring the concentration of late-19th and early-20th century residential, commercial, industrial buildings, three historic parks, and a network of laneways. These historic resources reflect the district's evolution from an institutional and residential neighbourhood to a warehouse and manufacturing area over the course of the district's period of significance (1880s to 1940s).

Heritage Value

120 Peter Street, The John Holford House

The brick building dates to 1886 along with the adjoining house at 118 Peter Street. 118 and 120 Peter Street were built by John Holdford. The two-and-one-half storey residential building-form building on a raised basement is a good example of Second Empire style architecture. The most distinctive feature of the Second Empire style and of this property is the mansard roof, a double pitched roof with steep lower slope that accommodates dormer windows. This is noted as a contributing property in the KSHCD Plan.

122-124 Peter Street, The Thomas Johnston Houses

The frame building with roughcast exterior walls was constructed in 1871 (the original building appears to have been constructed with clapboard sheathing). The owner of the property at the time of construction was Thomas Johnston. The building was an example of vernacular Gothic Revival only in so much as its incorporation of a pointed gable over the slightly projecting frontispiece and the decorative bargeboard and finial.

The two-storey double house was ordered around the central projecting frontispiece that accommodated the entrance doors to the two separate units. The flanking façades were two bays wide with two-over-two sash windows in wood frames. The building had a side-gable roof with tall brick chimneys on both the north and south ends.

In 2018, the Johnston houses were demolished after a catastrophic fire.

357-359 Richmond Street West. The Margaret Grimmon Houses

The brick building was constructed around 1890 in the popular, distinctly Toronto, Bay-n-Gable style of architecture. As with most Bay and Gable houses in Toronto, the red brick, semi-detached, two-and-one-half storey structure is dominated by the continuous bay windows under a cross gable of the main, side-gable roof. Vergeboard trim around the front gables added interest to the facades. The window openings are flat on the ground floor and attic level and slightly arched on the second floor. Originally the windows would have been sash windows but have since been replaced. Other alterations include the exterior stucco that covers the original brick. The property is classified as a contributing property within the KSHCD Plan.

Development Site

The development site is within the King-Spadina HCD which has been in full force since January 2024. As such, all properties within the subject site are designated under Part V of the Ontario Heritage Act. The subject site is adjacent to the following:

- To the north, across Richmond Street West, is the Queen-Richmond Centre, a 17-storey office building that includes at its base an existing brick building
- To the east, across Peter Street are high-rise mixed-use buildings
- To the south is 118 Peter (the other half of the John Holdford Houses) as well as a high rise mixed-use development site
- To the west is 401 Richmond Street West, a brick warehouse building that houses offices. The property is individually designated under the Ontario Heritage Act

Development Proposal

120 Peter Street - The proposal is to conserve and rehabilitate this building for commercial use with the restoration based on a 1973 archival photograph. The building shares similar heritage attributes to its neighbour to the south (118 Peter Street), which is subject to a conservation strategy also of rehabilitation and restoration. As these properties are understood as a pair, both properties are being conserved similarly, yet allowing their reading as separate. Shared attributes, such as the building's form, brick materiality, fenestration pattern and roof shapes, will be maintained.

Proposed works to conserve the building would consist of the following (as provided in the approved Conservation Plan from 2022):

- Remove all back additions beyond the main form
- Remove all non-original exterior stucco finishes on the building
- Retain the front portion up to the mansard roof ridge - Remove all building portions beyond the main roof ridge, including interior structure
- Restore exterior brick masonry walls (based on exploratory openings made in a Masonry Report dated May 2021)
- Apply new high quality asphalt shingles
- Replace existing non-original windows with new wood units, sympathetic to the design of 118 Peter Street, itself based on a 1973 photograph
- Replace door with new in wood to harmonize with the new door at 118 Peter, itself based on its existing and original design pattern
- Replace exterior entry stair with new modern design
- Reinstall missing wood pilasters at dormers

122-124 Peter Street - The building has been removed from the site following a fire in 2018. The strategy for this site will be commemoration of the previous building through the construction of a new commercial building that includes material that was salvaged

following the 2018 fire. The new building would commemorate the heritage values of the original Thomas Johnston Houses and their contribution to the KSHCD.

The commemoration strategy for these buildings remains the same as that included in the approved Conservation Plan dated May 27, 2022 from GBCA Architects. This was based on a 1973 photograph, measured drawings and photographs taken prior to the fire and materials salvaged subsequent to the fire.

357-359 Richmond Street West

The strategy for this site has been amended since the approval granted by the OLT in 2020, at which time the property was individually heritage designated. Originally the approved conservation strategy allowed for the relocation of these buildings approximately 3 metres to the east to allow for an enhanced laneway access, followed by rehabilitation. Since that time, additional investigations into the condition of these buildings have been undertaken.

The reports submitted by the heritage consultant GBCA Architects and supported by RJC Engineers recommend that the buildings be demolished due to their condition. The submitted reports note that the masonry was sandblasted in the past and then covered with a Portland cement-based stucco over a wire mesh and that this "contributed to the damage not only of the brick itself, but the entire assembly." The wire mesh was imprinted on the surface of some of the bricks resulting in further surface damage; and projecting brick detailing (above doors and windows and at the foundation level) has been removed to provide a flat coat for the application of the stucco. GBCA state that consequently "most of the bricks are in a very poor condition" with many in an "unsalvageable condition." The consultants conclude that "even if the stucco could be removed without further damage to the bricks, exposure of the soft cores would render their retention untenable, as rapid deterioration would continue due to weathering. A significant quantity of bricks, as much as 85% to 100% was estimated as needing replacement. In addition, the reports note that extensive structural cracks exist as a result of a weak wall assembly used at the time of the construction (clip bond), which has compromised the integrity of the masonry.

The reports therefore recommend that these heritage buildings be demolished and new buildings be constructed in their place that would commemorate their heritage value and contribution to the KSHCD, using salvaged material where possible. The commemorative elements would be based on a 1973 archival photograph within which they are substantially original in appearance. The commemoration plan would involve:

- Carefully removing all exterior stucco finishes from the building to expose brickwork
- Documenting (photograph, catalogue, measure etc.) the building prior to its dismantling
- Salvaging items in repairable and good condition, such as stone sills and lintels, vergeboards/bargeboards, stone foundations etc. The bricks are in poor condition and salvage of them is therefore expected to be very limited
- The incorporation of commemorative elements of the Margaret Grimmon Houses within the base of a 40-storey mixed use building

The commemorative design will include:

- Exterior fieldstone foundations as veneer
- New bricks to match original in size, colour, texture and bonding pattern of the originals (with re-used original bricks where possible)
- Brickwork detailing such as stringcourse headers
- Masonry pointing to match the original which would include tuckpointing on the north elevation and bay returns and concave (grooved) joints on the side elevations
- New chimneys to match original profiles
- New roof to match the original roof shape and clad with engineered shingles (composite recycled materials) to give the appearance of slate shingles
- New window units to match the original fenestration patterns and details of the originals
- New entrance doors to match the appearance of the original
- Repair and reinstall salvaged wood vergeboards/bargeboards where possible
- New wood bargeboard brackets at the gable ends to match the appearance of the original
- New entry steps

Tower

As noted in the HIA the 40-storey "tower component of the development is located in the centre of the site and is elevated (or cantilevered) so that the lower portion of the tower (the soffit) is distanced from the roofs of the (commemorated) heritage buildings". This is intended to put "emphasis on the (commemorated and conserved) heritage buildings at street level", and to give them space above to distinguish them within the development. The HIA also notes that "supportive columns are located at the rear of the ridges of the roofs and their scale and cladding will blend with the new background, thus becoming secondary and subordinate to the (commemorated) heritage buildings with no imposition onto their volumes."

To enhance visual perception of all the commemorated and conserved heritage properties as three-dimensional building forms, the tower step back would be approximately 10 metres from the front facades of both the commemorated Thomas Johnston and Margaret Grimmon Houses. This podium step back would extend to the seventh floor at which portions of the tower would project forward so that its stepback would be between 4.35 and 4.7 metres from the Peter and Richmond Street lot lines.

126-128 Peter Street: New Corner Base Building:

The new corner base building is located on the non-contributing property portion of the development site. The base was carefully designed with considerable staff input. The design considers and applies similar design intents and features from adjacent brick buildings of the warehouse typology of the early 20th century. The corner massing is of compatible height to those adjacent warehouse/commercial buildings and contributes to the height variety of these buildings.

Laneway from Richmond Street:

The existing laneway between the Margaret Grimmon House at 357-359 Richmond Street West and the adjacent 401 Richmond Street building is a heritage attribute in the KSHCD. This laneway is proposed to be widened to 5.5 metres. As a consequence, the commemorated Margaret Grimmon Houses will be repositioned slightly to the east of their existing location.

Heritage Planning Policy Framework

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 Planning Statement (2024)

The Provincial Planning Statement (2024) (the “PPS”) provides policy direction province-wide on land use planning and development to promote strong communities, a strong economy, and a clean and healthy environment. It includes policies on key issues that affect communities, such as:

- the efficient use and management of land and infrastructure
- ensuring the sufficient provision of housing to meet changing needs including affordable housing
- ensuring opportunities for job creation
- ensuring the appropriate transportation, water, sewer and other infrastructure is available to accommodate current and future needs
- protecting people, property and community resources by directing development away from natural or human-made hazards, and
- conservation of cultural heritage and archaeology

The provincial policy-led planning system recognizes and addresses the complex inter-relationships among environmental, economic and social factors in land use planning. The PPS supports a comprehensive, integrated and long-term approach to planning, and recognizes linkages among policy areas.

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.

Policy 4.6.1 of the PPS directs that “Protected heritage property, which may contain built heritage resources or cultural heritage landscapes, shall be conserved.” “Conserved” is defined in the PPS as the identification, protection, management and use of built heritage resources in a manner that ensures their cultural heritage value or interest is retained.

Policy 4.6.2 states that "Planning authorities shall not permit development and site alteration on lands containing archaeological resources or areas of archaeological potential unless the significant archaeological resources have been conserved."

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.

Provincial Plans are intended to be read in their entirety and relevant policies are to be applied to each situation.

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:

3.1.6.3 Heritage properties of cultural heritage value or interest, including Heritage Conservation Districts and archaeological sites that are publicly known will be protected by being designated under the Ontario Heritage Act and/or included on the Heritage Register.

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 facades alone is discouraged.

3.1.6.32 Impacts of site alterations, developments, municipal improvements, and/or public works within or adjacent to Heritage Conservation Districts will be assessed to ensure that the integrity of the districts' heritage values, attributes, and character are conserved. This assessment will be achieved through a Heritage Impact Assessment, consistent with Schedule 3 of the Official Plan, to the satisfaction of the City.

3.1.6.33. Heritage Conservation Districts should be managed and conserved by approving only those alterations, additions, new development, demolitions, removals and public works in accordance with respective Heritage Conservation District plans.

The City of Toronto Official Plan can be found here: <https://www.toronto.ca/city-government/planning-development/official-planguidelines/official-plan/>

Parks Canada Standards and Guidelines for Conservation of Historic Places in Canada

The Parks Canada Standards and Guidelines for the Conservation of Historic Places in Canada (the "Standards and Guidelines") is the official document guiding planning, stewardship and the 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>

King-Spadina Heritage Conservation District (KSHCD)

This application has been reviewed for consistency with the policies of the KSHCD 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 found in Section 1.3 of the Plan. The cultural heritage value of the District is expressed by its heritage attributes which is identified in Section 3.3 of the HCD Plan.

The KSHCD Plan policies include the following:

6.6.1 Buildings or structures that are on contributing properties shall be conserved..."

6.6.2 Subject to Policy 6.6.1, the demolition and reconstruction of a building on a contributing property shall not be permitted.

6.10.1 The alteration of contributing properties shall be compatible with and distinguishable from the District's cultural heritage value and heritage attributes.

6.10.5 Alterations to a contributing property shall be designed so that whole, or substantial portions of, the property are retained and the three-dimensional integrity of the building is conserved.

6.11.1 Additions to contributing properties shall conserve the primary structure's three-dimensional integrity as seen from the public realm.

6.11.4 Additions to the side elevations of contributing properties shall maintain substantial portions of fenestrated side elevations when viewed from the public realm to conserve the contributing property's three-dimensional integrity

6.11.5 The streetwall height of side additions shall transition to the streetwall height of the primary structure on a contributing property. Additional height above the streetwall shall step back from the streetwall. Stepback distances will be determined based upon the design, scale and massing of the proposed addition, the contributing property, and other applicable policies.

6.11.13 Substantial portions of side elevations visible from the public realm that have original fenestration and/or architectural detailing shall be retained in situ to ensure the three-dimensional integrity of the contributing property shall be conserved.

6.13.1 Form, placement, rhythm, openings and style of original or restored windows and doors of contributing properties shall be conserved.

7.3.1 The demolition of buildings or structures on non-contributing properties may be permitted.

7.4.2 New development and additions to non-contributing properties shall be physically and visually compatible with and shall not negatively impact the District's cultural heritage value and heritage attributes, including any adjacent contributing properties.

COMMENTS

Heritage Planning have reviewed the revised drawings and revised Heritage Impact Assessment from GBCA Architects, dated March 5, 2025 for conformity with the Planning Act, the Provincial Planning Statement, the City's Official Plan heritage policies, the KSHCD Plan and the Standards and Guidelines for Conservation of Historic Places in Canada and are supportive of the proposal.

The scale, size, setback and stepbacks of the proposed new building are substantially the same as that approved by the OLT in 2020 and comply with the KSHCD Plan.

The Margaret Grimmon Houses at 357-359 Richmond Street West are now however being proposed to be demolished. The conservation strategy for the site is therefore no longer substantially in accordance with that approved by City Council in 2018. As a consequence, further approval is required under the Ontario Heritage Act. The KSHCD Plan came into force and effect in 2024 and therefore the whole scheme now requires approval under Part V, Section 42 of the Ontario Heritage Act and has to be assessed in relation to the policies of the KSHCD Plan.

The property at 357-359 Richmond Street West is a contributing property in the KSHCD Plan. The demolition of buildings on contributing properties is permitted in the KSHCD when the heritage integrity and cultural heritage value of the contributing property has been lost and, if the loss is not a consequence of demolition by neglect, deferred

maintenance, or purposeful damage. The additional information submitted within the HIA is based on numerous condition and structural assessments conducted in 2021 and in 2024 and is intended to address the integrity and cultural heritage value of the Margaret Grimmon Houses if they were to be conserved.

Staff have carefully reviewed condition assessments for the property and accept the conclusions and opinions of the heritage consultant and engineer that meaningful conservation could not be achieved at this property given the condition of the masonry and the extensive structural cracks that exist because of the weak wall assembly used at the time of the construction. As such staff consider the proposal accords with the demolition provisions of the KSHCD Plan.

To mitigate the impact of the loss of these significant heritage resources, the applicant proposes to construct part of the base building of the new tower in a form that commemorates the heritage values of the Margaret Grimmon Houses and their contribution to the KSHCD.

Staff also support the commemoration of the Thomas Johnston Houses at 122-124 Peter Street which were demolished following a fire in 2018. House-form buildings are important contributions to the character and heritage value of the KSHCD. They reflect the residential development that followed the arrival of the railways to Toronto's waterfront in the 1850s and the first wave of development within the District following the dissolution of the Military Reserve. The residential properties that remain are those that survived the second wave of development in the area in the early 20th century which was associated with manufacturing and industry. Although not being conserved, the commemoration of the Thomas Johnston and the Margaret Grimmon Houses ensures the visual impact of their contribution to the character and appearance of this part of Peter and Richmond Streets is retained and commemorated within the streetscape.

The conservation strategy for property at 120 Peter Street complies with the already approved Conservation Plan and are not contrary to the Objectives of the KSHCD Plan.

To comply with the policies for new buildings within the KSHCD Plan, a new requirement since the original approvals were obtained for the Part IV properties, staff worked with the applicant to revise the design of the corner base building to include vertical and horizontal elements to respond to the solid-to void ratios and fenestration patterns on surrounding heritage properties. Horizontal elements have been revised to relate to the datum lines of adjacent heritage properties to remain sensitive to the scale of such buildings. The materiality of the corner massing has also been revised to include glazing with metal and masonry panels in a colour to complement the existing colour palette in the surroundings. While the new base building picks up design cues from the surrounding heritage properties, it remains contemporary in articulation and execution.

Conservation Plan

Should Council approve the proposed conservation and commemoration strategy, the owner will be required to submit a Conservation Plan which will detail the recommended 120, 122-124, 226-128 Peter Street and 357-359 Richmond Street West - Alterations, Demolition and New Construction

interventions and conservation work for 120 Peter Street. This will include 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. In addition, this will include a detailed commemoration plan for the Thomas Johnston and Margaret Grimmon Houses to ensure that the base building of the new tower appropriately commemorates the heritage values of these houses and their contribution to the KSHCD.

Interpretation Plan

Should Council approve the proposed conservation and commemoration strategies, prior to the issuance of any permit, the applicant will be required to submit an Interpretation Plan to the satisfaction of the Senior Manager, Heritage Planning. The Interpretation Plan should be substantial and should communicate the cultural heritage values of the conserved and commemorated properties as described in the Statement of Significance approved by City Council in 2017 and within the KSHCD.

Heritage Lighting Plan

The Heritage Lighting Plan will provide details of how the buildings will be lit so that their unique heritage character is highlighted.

Heritage Signage Plan

The recommended Signage Plan should provide details of the signage strategy for the conserved and commemorated heritage properties, including the appropriate type, scale, location and number of signs. The Signage Plan should be consistent with the signage policies and guidelines in the KSHCD Plan.

Heritage Easement Agreement

There is an existing Heritage Easement Agreement (HEA) for the properties at 120, 122-124 Peter Street and 357-359 Richmond Street West that will need to be amended to reflect the revised proposal and to include a revised approved Conservation Plan.

The heritage building at 122-124 Peter Street has been demolished and the building at 357-359 Richmond Street West is now proposed to be demolished. Their long-term protection therefore no longer needs to be secured through an HEA, although the approved reconstruction plan has been secured on title within the Conservation Plan and the existing HEA, and it may be desirable to likewise secure the new base prior to the building's completion since it has been designed to comply with the KSHCD Plan.

As such, staff are recommending that either the existing HEA is revised, or a replacement HEA is executed. Whether it is best to amend or replace the HEA will be determined by the Senior Manager in consultation with the City Solicitor.

CONCLUSION

Heritage Planning staff are supportive of the revised conservation strategy for alterations, demolition and new construction works for the properties at 120, 122-124, 126-128 Peter Street and 357-359 Richmond Street West under Part V, Section 42 of the Ontario Heritage Act, in connection with the development of the site consisting of a new 40 storey mix use structure integrated with new and heritage base buildings.

Staff are satisfied the proposal meets the intent of the Planning Act, the Provincial Planning Statement (2024) 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.

The proposal meets the objectives of the King-Spadina Conservation District Plan and staff are of the opinion that the proposal has been designed to conserve the cultural heritage values, attributes and character of the onsite and adjacent heritage properties and the King-Spadina Heritage Conservation District.

Staff recommend that City Council approve the proposed alterations, demolitions, and new construction and grant authority to amend or replace the Heritage Easement Agreement related to the subject property.

CONTACT

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SIGNATURE

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ATTACHMENTS

Attachment 1 - Location Map
Attachment 2 - Photographs
Attachment 3 - Renders
Attachment 4 - Proposal Plans and Drawings

120, 122-124, 226-128 Peter Street and 357-359 Richmond Street West - Alterations, Demolition and New Construction

LOCATION MAP

ATTACHMENT 1

120, 122-124, 126-128 Peter Street and 357-359 Richmond Street West



The subject property is highlighted in red (Source: City of Toronto Mapping)

PHOTOGRAPHS

ATTACHMENT 2

120, 122-124, 126-128 Peter Street and 357-359 Richmond Street West



120 Peter Street - right side of semi-detached house form property



122-124 Peter Street (buildings now demolished following a fire in 2018).

(Source: HIA dated March 5, 2025 from GBCA Architects)



357-359 Richmond Street West (Source: HIA dated March 5, 2025 from GBCA Architects)



Extracts from photographs showing damaged brick at various testing locations at the building facades of the Margaret Grimmon Houses at 357-359 Richmond Street West. (Source: HIA dated March 5, 2025 from GBCA Architects and RJC Engineers)



357-359 Richmond Street west before the application of stucco over the facades (circa 1970). (Source: HIA dated March 5, 2025 from GBCA Architects)

RENDERS

ATTACHMENT 3

120, 122-124, 126-128 Peter Street and 357-359 Richmond Street West



Richmond Street West proposed facades showing commemoration of the Margaret Grimmon Houses at 357-359 Richmond Street West and revised design for corner Property (Source: BDP Quadrangle Architects Ltd.)



Looking west on Richmond Street West towards commemorated Margaret Grimmon Houses at 357-359 Richmond Street West with the revised design for the new base building at 126-128 Peter Street on the left (Source: BDP Quadrangle Architects Ltd.)



Corner of Peter Street and Richmond Street West showing the commemoration of the Thomas Johnston Houses at 122-124 Peter Street and Margaret Grimmon Houses at 357-359 Richmond Street West and the new base building at 126-128 Peter Street. (Source: BDP Quadrangle Architects Ltd.)



Peter Street frontage showing John Holdford Houses at 118 and 120 Peter Street, commemorated Thomas Johnston Houses at 122-124 Peter Street and new base building at 126-128 Peter Street (Source: BDP Quadrangle Architects Ltd.)

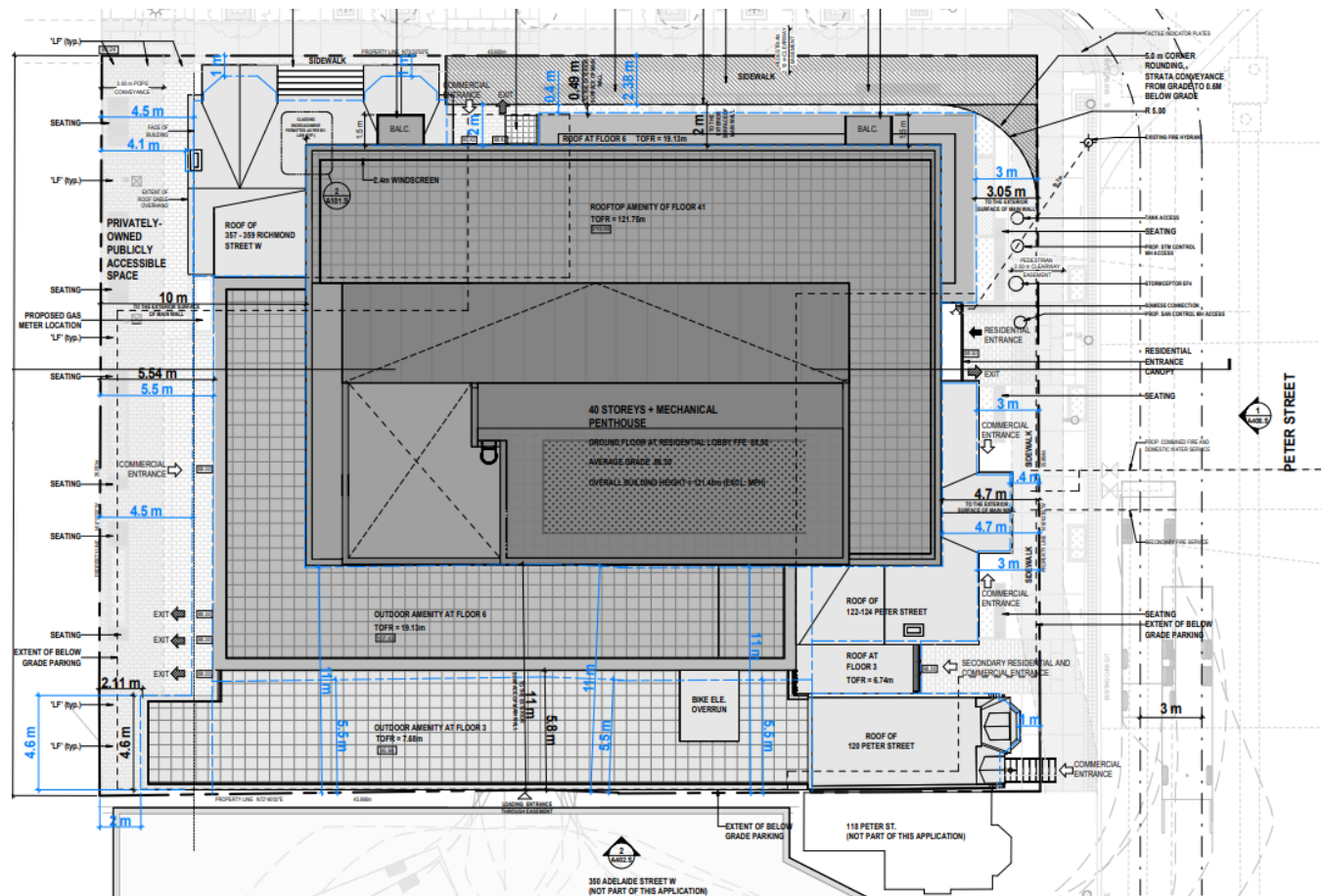


Peter Street - looking south towards at Thomas Johnston Houses 122-124 Peter Street and John Holdford Houses at 120 Peter Street (Source: BDP Quadrangle Architects Ltd.)

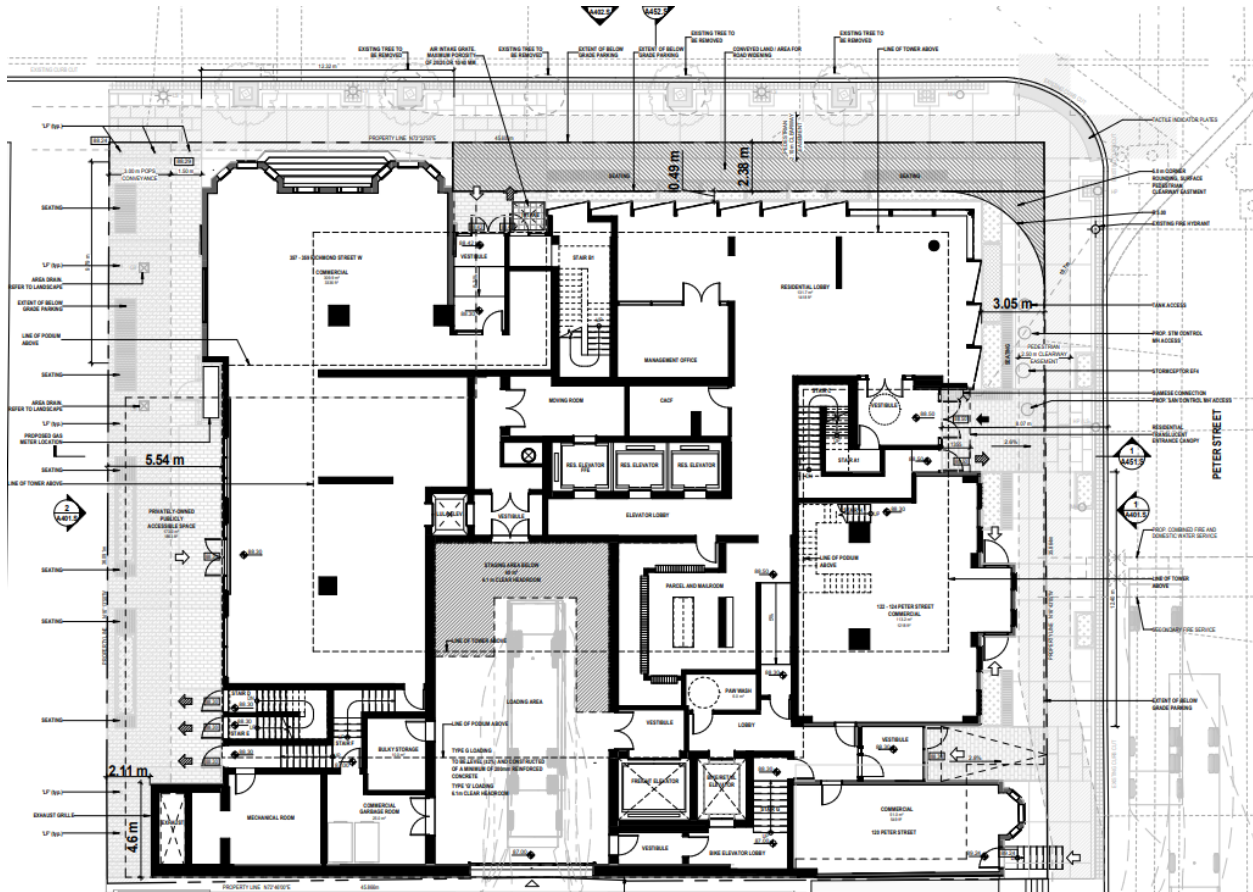
PROPOSED DRAWINGS

ATTACHMENT 4

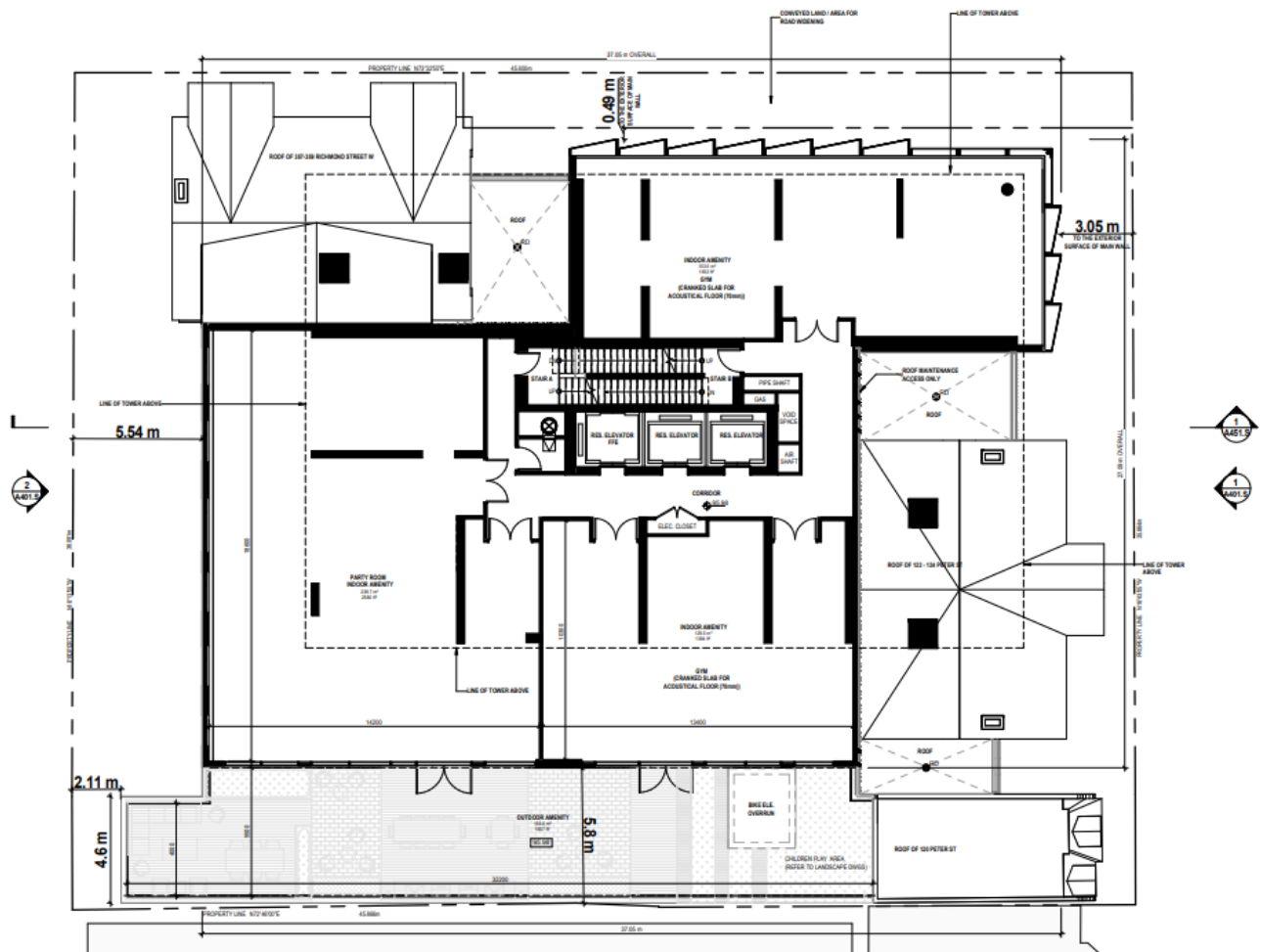
120, 122-124, 126-128 Peter Street and 357-359 Richmond Street West



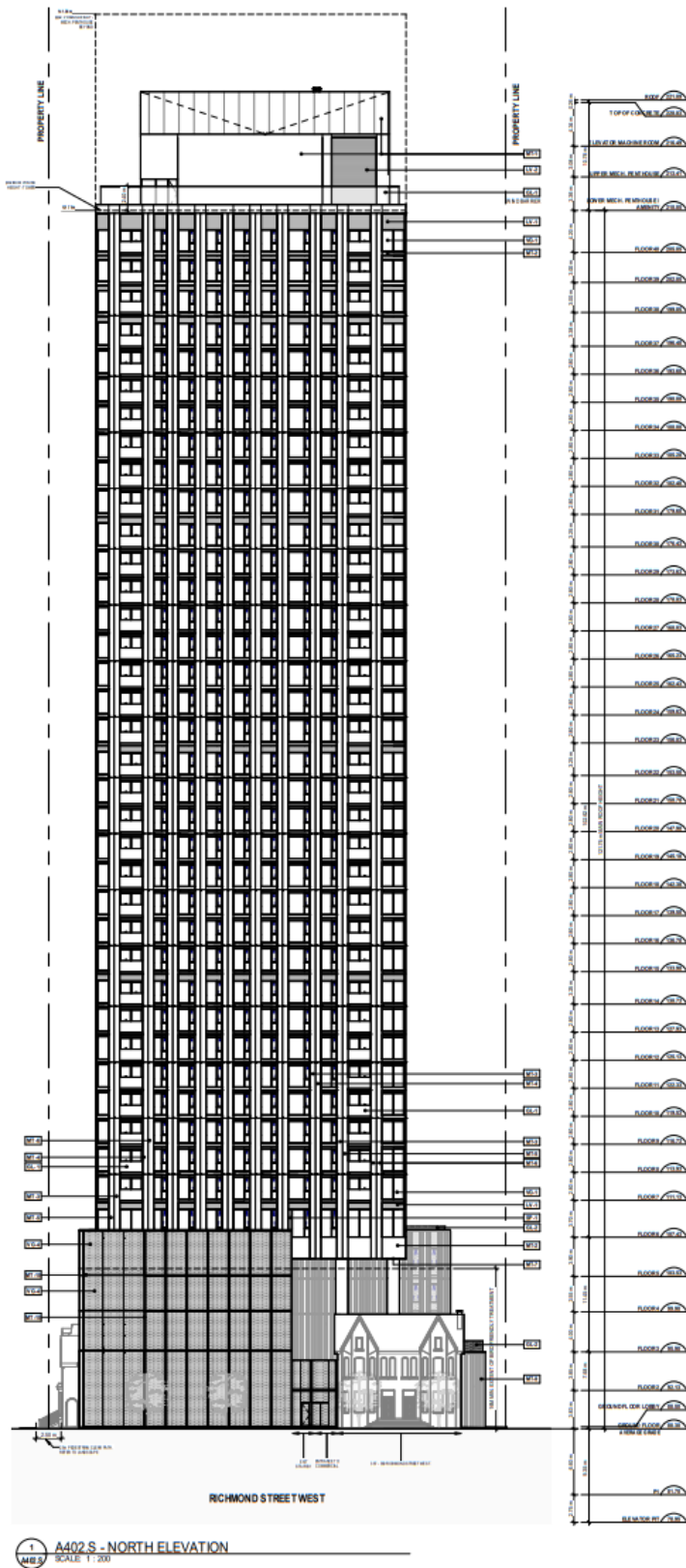
Site Plan (Source: BDP Quadrangle Architects Ltd.)



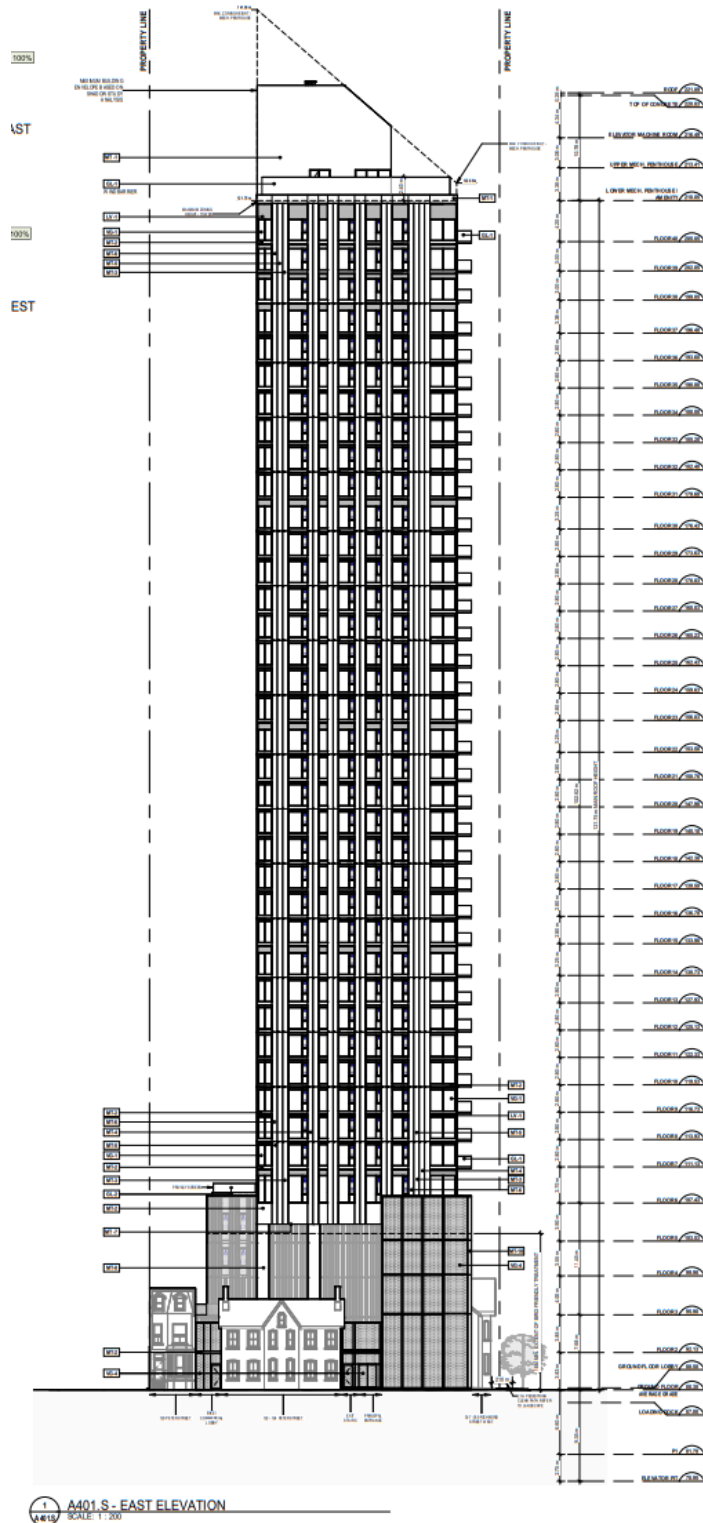
Ground Floor Plan (Source: BDP Quadrangle Architects Ltd.)



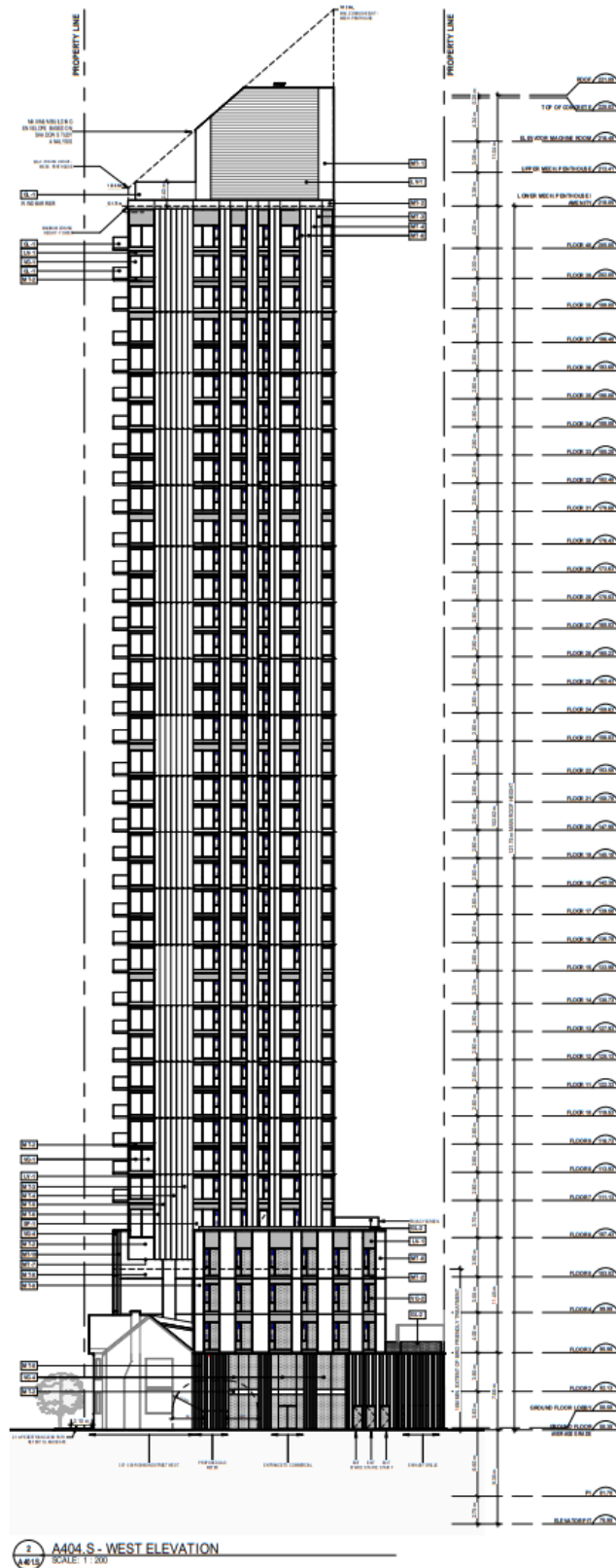
Third Floor Plan showing roofs of conserved and commemorated heritage properties.
(Source: BDP Quadrangle Architects Ltd.)



North Elevation. Note that the design of new podium at the left side of elevation (corner) has been changed since this plan to be more sensitive to attributes of the surrounding KSHCD. See Renders for current design. (Source: BDP Quadrangle Architects Ltd.)



East Elevation. Note that the design of new podium at the right side of elevation (corner) has been changed since this plan to be more sensitive to attributes of the surrounding HCD. See Renders for current design. (Source: BDP Quadrangle Architects Ltd.)



West Elevation. West façade of commemorated Margaret Grimmon Houses at 357-359 Richmond Street West on left of drawing. (Source: BDP Quadrangle Architects Ltd.)