



Toronto Preservation Board

Meeting No. 30 Contact Tanya Spinello, Committee Administrator
Meeting Date Tuesday, April 1, 2025 Phone 416-397-4592
Start Time 9:30 AM E-mail hertpb@toronto.ca
Location Committee Room 2, City Hall/Video Conference Chair Julia Rady

Table with 5 columns: PB30.3, ACTION, Adopted, (empty), Ward: 13

309-311 and 349 George Street - Alterations to Designated Heritage Properties under Section 42 of the Ontario Heritage Act

Board Decision

The Toronto Preservation Board recommends that:

- 1. City Council consent to the application to alter the heritage properties at 309-311 and 349 George Street in accordance with Section 42 of the Ontario Heritage Act...
2. City Council direct that its consent to the application to alter the designated properties at 309-311 and 349 George Street under Part V, Section 42 of the Ontario Heritage is also subject to the following conditions:
a. that the related Official Plan Amendment and Zoning By-law Amendment requiring the proposed alterations has come into full force and effect; and
b. that prior to the issuance of any permit for all or any part of the properties at 309-311 and 349 George 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, Urban Design, City Planning, 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 prepared by ERA Architects Inc. dated February 14, 2025 to the satisfaction of the Senior Manager, Heritage Planning, Urban Design, City Planning;
2. provide an Interpretation Plan for the subject properties, 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. provide a detailed Landscape Plan for the subject properties, demonstrating how it will support the cultural heritage value of the subject properties and the Garden District Heritage Conservation District satisfactory to the Senior Manager, Heritage Planning, Urban Design, City Planning; and
4. provide building permit drawings, including notes and specifications for the conservation and protective measures keyed to the approved Conservation Plan.

Decision Advice and Other Information

Georgia Kuich, Senior Heritage Planner, Development Review, Urban Design, City Planning gave a presentation on 309-311 and 349 George Street - Alterations to Designated Heritage Properties under Section 42 of the Ontario Heritage Act.

Origin

(March 17, 2025) Report from the Senior Manager, Heritage Planning, Urban Design, City Planning

Summary

At its meeting on April 1, 2025 the Toronto Preservation Board considered Item [PB30.3](#) and made recommendations to City Council.

Summary from the report (March 17, 2025) from the Senior Manager, Heritage Planning, Urban Design, City Planning:

This report recommends that City Council approve the conservation strategy for the heritage properties located at 309-311 and 349 George Street (together, the Site"), situated within the Garden District Heritage Conservation District (GDHCD), in connection with proposed Official Plan and Zoning By-law amendment applications.

The properties at 309-311 George Street contain a pair of three-storey semi-detached houses known as the Robert Armstrong Houses. The property at 349 George Street contains the Allan School which has close historical ties to the important Toronto Boys' Home (now demolished) and a historical association with the Garden District neighbourhood. All properties subject of this report are owned by the City of Toronto.

In 2017, City Council approved a heritage permit application to alter the Part IV designated properties on the Site, including the properties at 305, 301-303, 297 and 295 George Street. Subsequently, the Ontario Land Tribunal (the "Tribunal") approved the GDHCD. Under the Ontario Heritage Act (the "OHA"), the GDHCD prevails over Part IV of the OHA and permission pursuant to section 42 of the OHA is required to erect, alter and/or demolish any building or structure within its boundaries in a manner consistent with the approved GDHCD Plan. The current proposal is made in connection with a Phase 1 development application which is anticipated to be followed by a Phase 2 affordable housing feasibility assessment for the site to the south which includes the remaining five city-owned heritage properties.

The current application proposes to replace the existing Seaton House complex at 339 George Street with a new 10-storey institutional building containing 80 emergency shelter beds, 100 transitional shelter beds, 124 long-term care beds, 70 supportive housing units, and a 2,269 square metre community hub. The heritage properties at 309-311 and 349 George Street are proposed to be conserved and integrated into the new development.

Background Information

(March 17, 2025) Report and Attachments 1 to 4 from the Senior Manager, Heritage Planning, Urban Design, City Planning on 309-311 and 349 George Street - Alterations to Designated Heritage Properties under Section 42 of the Ontario Heritage Act

(<https://www.toronto.ca/legdocs/mmis/2025/pb/bgrd/backgroundfile-253842.pdf>)

Staff Presentation on 309-311 and 349 George Street - Alterations to Designated Heritage Properties under Section 42 of the Ontario Heritage Act

(<https://www.toronto.ca/legdocs/mmis/2025/pb/bgrd/backgroundfile-254225.pdf>)