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City Clerk's Office

ONTARIO HERITAGE TRUST

MAR 26 2021

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**IN THE MATTER OF THE ONTARIO HERITAGE ACT  
R.S.O. 1990, CHAPTER 0.18 AND  
CITY OF TORONTO, PROVINCE OF ONTARIO  
314 JARVIS STREET  
NOTICE OF DECISION**

Ontario Heritage Trust  
10 Adelaide Street East  
Toronto, Ontario  
M5C 1J3

Take notice that the Council of the City of Toronto on March 10, 2021, having considered an application to alter a structure designated under Part IV of the Ontario Heritage Act for 314 Jarvis Street, decided among other things, to

1. Approve the alterations to the heritage property at 314 Jarvis Street, in accordance with Section 33 of the Ontario Heritage Act, to allow for the construction of a new mixed-use development incorporating the heritage building on the lands known municipally in the year 2021 as 308, 310, 312, 314 Jarvis Street and 225 Mutual Street, with such alterations substantially in accordance with plans and drawings dated August 21, 2020, prepared by Turner Fleischer Architects Inc., and on file with the Senior Manager, Heritage Planning and the Reconstruction Plan prepared by Goldsmith Borgal & Company Ltd. Architects, dated December 2, 2020, and on file with the Senior Manager, Heritage Planning, all satisfactory to the Senior Manager, Heritage Planning and subject to the following conditions:

a. That the related site specific Zoning By-law Amendment giving rise to the proposed alterations has been enacted by the City Council and has come into full force and effect in a form and with content acceptable to the City Council, as determined by the Chief Planner and Executive Director, City Planning Division, in consultation with the Senior Manager, Heritage Planning.

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

1. Amend the existing Heritage Easement Agreement for the property at 314 Jarvis Street in accordance with the plans and drawings dated August 21, 2020, prepared by Turner Fleischer Architects Inc., and on file with the

Senior Manager, Heritage Planning and in accordance with the Reconstruction Plan prepared by Goldsmith Borgal & Company Ltd. Architects, dated December 2, 2020, and on file with the Senior Manager, Heritage Planning, all to the satisfaction of the Senior Manager, Heritage Planning including registration of such amending agreement to the satisfaction of the City Solicitor.

c. That prior to final Site Plan approval for the Zoning By-law Amendment by City Council, for the property located at 308, 310, 312, 314 Jarvis Street and 225 Mutual Street the owner shall:

1. Provide final site plan drawings substantially in accordance with the approved Reconstruction Plan prepared by Goldsmith Borgal & Company Ltd. Architects, dated December 2, 2020, and on file with the Senior Manager, Heritage Planning, satisfactory to the Senior Manager, Heritage Planning.

2. Obtain final approval for the necessary Zoning By-law Amendment required for the subject property, such Amendment to have come into full force and effect.

3. Provide a Heritage Lighting Plan that describes how the exterior of the heritage property will be sensitively illuminated to enhance its heritage character to the satisfaction of the Senior Manager, Heritage Planning and thereafter shall implement such Plan to the satisfaction of the Senior Manager, Heritage Planning.

4. Provide a detailed landscape plan for the subject property, satisfactory to the Senior Manager, Heritage Planning.

5. Provide an Interpretation Plan for the subject property, 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 to the satisfaction of the Senior Manager, Heritage Planning.

d. That prior to the issuance of any permit for all or any part of the property at 314 Jarvis 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. Obtain final approval for the necessary Zoning By-law Amendment required for the subject property, such Amendment to have come into full force and effect.

2. Provide building permit drawings, including notes and specifications for the conservation and protective measures keyed to the approved Reconstruction Plan prepared by Goldsmith Borgal & Company Ltd. Architects, dated December 2, 2020, and on file with the Senior Manager, Heritage Planning, to the satisfaction of the Senior Manager, Heritage Planning.

3. 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 Reconstruction Plan, Lighting Plan and Interpretation Plan.

4. Provide full documentation of the existing heritage property, 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 CD 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.

e. That prior to the release of the Letter of Credit required in 1.d.3, 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 Reconstruction 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.

**Appeal to the Conservation Review Board:**

The Ontario Heritage Act states that where a Council consents to an application to alter a designated property with certain terms or conditions, or refuses the application, the owner may, within thirty days after receipt of this notice, apply to the Council for a hearing before the Conservation Review Board.

The owner may request a hearing before the Conservation Review Board in this matter, by writing to the City Clerk: Attention Ellen Devlin, Administrator, Toronto and East York Community Council, Toronto City Hall, 100 Queen Street West, 2nd floor, West, Toronto, Ontario, M5H 2N2, by 4.30 p.m. on or before April 23, 2021.

Dated at Toronto this 24<sup>th</sup> day of March, 2021.



6- John D. Elvidge  
Interim Clerk