

May 19, 2006

To: Toronto and East York Community Council

From: Toronto Preservation Board

Subject: 570 King Street West (Toronto Silver Plate Building) – Intention to Designate under Part IV of the *Ontario Heritage Act*, Approval of Alterations to a Heritage Building, and Authority to Enter into a Heritage Easement Agreement (Ward 20 Trinity-Spadina)

Recommendation:

The Toronto Preservation Board recommended to the Toronto and East York Community Council that City Council adopt the staff recommendations in the Recommendations Section of the report (April 23, 2006) from the Director, Policy and Research, City Planning Division.

Background:

The Toronto Preservation Board on May 18, 2006, considered a report (April 23, 2006) from the Director, Policy and Research, City Planning Division.

Recommendations:

It is recommended that:

- (1) City Council state its intention to designate the property at 570 King Street West (Toronto Silver Plate Building) under Part IV of the *Ontario Heritage Act*;
- (2) if there are no objections to the designation in accordance with Section 29(6) of the *Ontario Heritage Act*, the solicitor be authorized to introduce the Bills in Council designating the property under Part IV of the *Ontario Heritage Act*;
- (3) if there are any objections in accordance with Section 29(7) of the *Ontario Heritage Act*, the Clerk be directed to refer the proposed designation to the Conservation Review Board;
- (4) the alterations to the heritage building at 570 King Street West, be approved substantially in accordance with the plans by Climans Green Liang Architects Inc. as identified in Attachment No. 3, on file with the Manager of Heritage Preservation Services, subject to the owner:

- (a) prior to final site plan approval:
 - (i) entering into a Heritage Easement Agreement with the City for the Toronto Silver Plate Building;
 - (ii) providing a Conservation Plan for the restoration of the Toronto Silver Plate Building, satisfactory to the Manager, Heritage Preservation Services;
 - (iii) providing a landscape plan for the subject property;
- (b) prior to the issuance of any building permit, including a permit for the demolition, excavation, and/or shoring on the subject property:
 - (i) providing a letter of credit, in a form and an amount satisfactory to the Chief Planner and Executive Director, City Planning Division, to secure all work included in the Conservation Plan;
 - (ii) providing a record of the as-found condition of all buildings currently location on the subject property;
 - (iii) providing final plans satisfactory to the Manager of Heritage Preservation Services;
- (c) prior to release of the Letter of Credit:
 - (i) providing and implementing an Interpretation Program for the Toronto Silver Plate Building satisfactory to the Manager of Heritage Preservation Services;
- (5) authority be granted by City Council for the execution of a Heritage Easement Agreement under Section 37 of the *Ontario Heritage Act* with the owner of 570 King Street West (Toronto Silver Plate Building), using substantially the form of easement agreement prepared in February 1987 by the City Solicitor and on file with the City Clerk, subject to such amendments as may be deemed necessary by the City Solicitor in consultation with the Chief Planner and Executive Director, City Planning Division; and
- (6) the appropriate City officials be authorized and directed to take necessary action to give effect thereto.

City Clerk

Colleen O'Neill/mh