

May 11, 2007

To: Toronto and East York Community Council

From: Toronto Preservation Board

Subject: 582 Sherbourne Street – 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 27 Toronto Centre-Rosedale)

Recommendations:

The Toronto Preservation Board recommended to the Toronto and East York Community Council that:

- 1. City Council state its intention to designate the property at 582 Sherbourne Street (James Cooper House) under Part IV of the Ontario Heritage Act;**
- 2. if there are no objections to the designation in accordance with Section 26(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 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 582 Sherbourne Street be approved substantially in accordance with the plans by A. Burka Architect Inc. (Planning Division date stamped April 16, 2007) and on file with the Manager of Heritage Preservation Services, subject to the owner:**
 - a. prior to final site plan approval:**
 - entering into a Heritage Easement Agreement with the City;**

submitting a Conservation Plan, prepared by a heritage consultant and based on the approved Conservation Strategy as prepared by Goldsmith Borgal and Company Ltd. Architects (dated March 2006), for the adaptive re-use of the John Cooper House, satisfactory to the Manager of Heritage Preservation Services; and

b. prior to the issuance of a demolition permit for the Linden Street wing:

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 referred to in 4a. above;

- 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 owners of the property at 582 Sherbourne Street (The James Cooper House); and**
- 6. the appropriate City Officials be authorized and directed to take necessary action to give effect thereto.**

Background:

The Toronto Preservation Board on May 11, 2007, considered the report (April 30, 2007) from the Director, Policy and Research, City Planning Division.

Stephen Upton, Tridel, addressed the Toronto Preservation Board.

City Clerk

Colleen O'Neill/mh