

July 13, 2007

To: Toronto and East York Community Council

From: Toronto Preservation Board

Subject: 180 University Avenue – Request to Amend Approval to Alter a Building
Designated under Part IV of the Ontario Heritage Act, and Authority to Amend a
Heritage Easement Agreement
(Ward 19 Trinity-Spadina)

Recommendations:

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

- 1. The owner be requested to make all reasonable attempts to retain the heritage building in situ, consistent with the approval by City Council at its meeting on May 23, 24, and 25, 2006. However, if the heritage building cannot be retained in situ due to structural reasons, the owner shall, prior to the issuance of any building permit, including a permit for the demolition, excavation, and/or shoring of any structure on the subject property:**
 - a. document the as-found condition of the heritage building to the satisfaction of the Manager of Heritage Preservation Services or her designate;**
 - b. provide a report on all options for the conservation of the heritage facades in situ and a detailed structural analysis of the effect of the excavation on the heritage building, to the satisfaction of the Manager of Heritage Preservation Services or her designate;**
 - c. provide confirmation from the affected utilities that their underground services will be negatively affected by the structural system required for the bracing of the façades in situ;**
 - d. provide a dismantling, storage, and reconstruction strategy for the heritage facades to the satisfaction of the Manager of Heritage Preservation Services or her designate;**

- e. **provide a letter or credit in a form and amount satisfactory to the Manager of Heritage Preservation Services or her designate for the dismantling, storage, and reconstruction of the heritage façades;**
 - f. **amend the Heritage Easement Agreement with the City to include the dismantling, storage, and reconstruction strategy for the heritage facades.**
2. **Authority be granted by City Council to amend the Heritage Easement Agreement under Section 37 of the Ontario Heritage Act with the owner of 180 University Avenue (Bishop's Block); 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;**
3. **The appropriate City Officials be authorized and directed to take necessary action to give effect thereto.**

Background:

The Toronto Preservation Board on July 12, 2007, considered the report (June 22, 2007) from the Director, Policy and Research, City Planning Division.

The following persons addressed the Toronto Preservation Board:

- Stephen Diamond, DiamondCorp; and
- Michael McClelland, E.R.A. Architects Inc.

City Clerk

Colleen O'Neill/mh

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