

October 24, 2008

**To:** Etobicoke-York York Community Council

**From:** Toronto Preservation Board

**Subject:** 152 Annette Street (Victoria Royce Church) – Approval of Alterations to a Heritage Property and Intention to Designate, Part IV, Section 29, Ontario Heritage Act

**Recommendations:**

**The Toronto Preservation Board recommended to the Etobicoke-York Community Council that:**

- 1. City Council state its intention to designate the property at 152 Annette Street (The Victoria Royce Church), under Part IV, Section 29 of the Ontario Heritage Act;**
- 2. If there are no objections to this designation in accordance with Section 29(6) of the Ontario Heritage Act, the solicitor be authorized to introduce the Bill in Council designating the property under Part IV, Section 29 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. City Council approve the alterations to the heritage property at 152 Annette Street (Victoria Royce Church), substantially in accordance with the plans and drawings prepared by Paul Oberst Architects, date stamped received by the City Planning Division on September 15, 2008, and the Conservation Plan prepared by Paul Oberst Architects, dated April 22, 2008, on file with the Manager, Heritage Preservation Services, subject to the owner:**
  - a. prior to final site plan approval;**

**entering into a Heritage Easement Agreement with the City for the protection and long term maintenance of the heritage property at 152 Annette Street, subject to the approved alterations, to the satisfaction of the Manager, Heritage Preservation Services;**

**submit an addendum to the already filed Conservation Plan to include revised drawings, to the satisfaction of the Manager of Heritage Preservation**

**Services; that provide “blow-up” elevations and sections at 1:50 scale at the following locations for the applicable proposed elements: (1) large triple arch (main) window openings; (2) corner entries at tower; (3) reverse roof dormer feature; (4) tower lancet window/new window; (5) reconstruction plan for school entry; and (6) window specifications for ancillary school building.**

- b. prior to the issuance of any building permit for 152 Annette Street, including a permit for demolition, excavation and /or shoring of the subject property;**

**providing a Letter of Credit in a form and an amount satisfactory to the Chief Planner and Executive Director, City Planning Division, to secure the work identified in the Conservation Plan and Addendum referred to in 4.a. above;**

**providing building permit drawings to the satisfaction of the Manager, Heritage Preservation Services; and**

- c. prior to the release of the Letter of Credit;**

**completing the heritage conservation work, satisfactory to the Manager, Heritage Preservation Services;**

- 5. City Council grant authority for the execution of a Heritage Easement Agreement under Section 37 of the Ontario Heritage Act with the owners of the property at 152 Annette Street (Victoria-Royce Church).**

Background:

The Toronto Preservation Board on October 23, 2008, considered the report (October 23, 2008) from the Director, Policy and Research, City Planning Division.

Fred Dyer, Victoria Lofts, addressed the Toronto Preservation Board.

City Clerk

Colleen O’Neill/mh