

April 19, 2008

**To:** Toronto and East York Community Council

**From:** Toronto Preservation Board

**Subject:** 832 Bay Street (McLaughlin Motor Car Showroom) – 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 approve the alterations to the heritage building at 832 Bay Street, substantially in accordance with the Heritage Impact Statement (Conservation Strategy) Supplementary Report for 832 Bay Street (McLaughlin Motor Car Showroom, prepared by E.R.A. Architects Ltd., dated March 14, 2008, on file with the Manager, Heritage Preservation Services, subject to the owner:**
  - a. Prior to introduction of Bills in Council;**

**entering into a Heritage Easement Agreement with the City for the retained and reconstructed portion of 832 Bay Street (McLaughlin Motor Car Showroom), including design guidelines for exterior signage;**

**providing a detailed Conservation and Restoration Plan, prepared by a qualified heritage consultant, detailing the dismantling, storage, restoration and reconstruction of 832 Bay Street (McLaughlin Motor Car Showroom) satisfactory to the Manager, Heritage Preservation Services;**
  - b. Prior to the issuance of any building permit for 832 Bay Street (McLaughlin Motor Car Showroom), including a permit for the 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 all work included in the Conservation and Restoration Plan;**

**providing a record of the as-found condition of 832 Bay Street (McLaughlin Motor Car Showroom), including all survey documentation and interior casting samples, satisfactory to the Manager, Heritage Preservation Services;**

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

**c. Prior to release of the Letter of Credit;**

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

**providing and implementing an Interpretation Program for the 832 Bay Street (McLaughlin Motor Car Showroom) satisfactory to the Manager, Heritage Preservation Services.**

**2. 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 832 Bay Street (McLaughlin Motor Car Showroom).**

Decision Advice and Other Information:

The Toronto Preservation Board received the letter (April 11, 2008) from Councillor Kyle Rae, Ward 27 Toronto Centre-Rosedale).

Background:

The Toronto Preservation Board on April 18, 2008, considered the following report and letter:

- a. report (April 2, 2008) from the Director, Policy and Research, City Planning Division;  
and
- b. letter (April 11, 2008) from Councillor Kyle Rae, Ward 27 Toronto Centre-Rosedale).

Edwin Rowse, Principal, E.R.A. Architects, addressed the Toronto Preservation Board.

City Clerk

Colleen O'Neill/mh