

June 19, 2008

To: Toronto and East York Community Council

From: Toronto Preservation Board

Subject: 21 Swanwick Avenue, Emmanuel Presbyterian Church, Approval of Alterations to a Heritage Property

Recommendations:

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

- 1. City Council approve the alterations to the heritage property at 21 Swanwick Avenue substantially in accordance with the Heritage Impact Statement (Conservation Strategy) titled "21 Swanwick Avenue, Conversion from Church to Residential Condominium", prepared by Bernard H. Watt Architects, revised January 25, 2008, date stamped received by the City Planning Division, February 25, 2008, on file with the Manager, Heritage Preservation Services, subject to the owner:**
 - a. prior to final site plan approval;**

providing a Detailed Conservation Plan, prepared by a qualified heritage consultant, detailing interventions and conservation work and including as-found photographs of the exterior and interior to the satisfaction of the Manager, Heritage Preservation Services;

providing final development plans, a landscape plan and an exterior lighting plan satisfactory to the Manager, Heritage Preservation Services;
 - b. prior to the issuance of any building permit for the heritage property located at 21 Swanwick Avenue, 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 Plan;

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

c. prior to release of the Letter of Credit;

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

submitting final as-built photographs of the heritage property at 21 Swanwick Avenue satisfactory to the Manager, Heritage Preservation Services.

Background:

The Toronto Preservation Board on June 19, 2008, considered the report (May 30, 2008) from the Director, Policy and Research, City Planning Division.

Bernard Watt, Architect, addressed the Toronto Preservation Board.

City Clerk

Colleen O'Neill/mh