

July 18, 2008

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

**From:** Toronto Preservation Board

**Subject:** Part of 55 Mill Street (Distillery District) - Approval of Alterations to Designated Heritage Property (Ward 28 Toronto Centre-Rosedale)

**Recommendations:**

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

- 1. City Council approve, in the event that a settlement can be reached on the appeal of the Official Plan and Zoning By-law Amendment application, the alterations to the heritage property at 55 Mill Street (Distillery District), substantially in accordance with the plans and drawings prepared by Architects Alliance, dated June 1, 2008 and date stamped received by the City Planning Division on June 23, 2008, and on file with the Manager, Heritage Preservation Services subject to the applicant:**
  - a. prior to the Ontario Municipal Board issuing its Order giving final approval to a settlement of the appeal of the Official Plan and Zoning By-law Amendment application;**

**providing a detailed Conservation Plan, prepared by a qualified heritage architect to the satisfaction of the Manager, Heritage Preservation Services that includes: documentation through photographs of the as-found condition of Rack Houses G and J including photographs of the interior roof structure and racking system, Building 63 (Paint Shop), and Building 74 (Case Goods Warehouse), all as pertaining to the Reasons for Identification; detailed descriptions /specifications for all proposed heritage conservation work including measures to be taken to protect all heritage structures within and adjacent to the development site during construction; an exterior lighting and signage plan; and an estimate of costs for the implementation of the Conservation Plan;**

- b. prior to the issuance of any building permit for the subject development, 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;**

**providing a detailed landscape plan including all at and above-grade outdoor amenity space that is proposed as part of the subject development, as well as an exterior lighting plan and a signage plan all to the satisfaction of the Manager, Heritage Preservation Services;**

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

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

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

Background:

The Toronto Preservation Board on July 17, 2008, considered the report (June 25, 2008) from the Director, Policy and Research, City Planning Division.

The following persons addressed the Toronto Preservation Board:

- Michael McLelland, E.R.A. Architects Inc.; and
- Michael Stewart, Goodmans LLP.

City Clerk

Colleen O'Neill/mh