



**STAFF REPORT
ACTION REQUIRED**

**222 Bremner Boulevard – Authority to Enter into a
Heritage Easement Agreement**

Date:	November 9, 2007
To:	Toronto and East York Community Council and Toronto Preservation Board
From:	Director, Policy and Research, City Planning Division
Wards:	Trinity-Spadina – Ward 20
Reference Number:	

SUMMARY

This report recommends that City Council grant authority to enter into a Heritage Easement Agreement for the property at 222 Bremner Boulevard. The property, containing the John Street Roundhouse, is listed on the City of Toronto Inventory of Heritage Properties and designated under Part IV, Section 29 of the Ontario Heritage Act.

RECOMMENDATIONS

City Planning staff recommend that:

1. Authority be granted by City Council for the execution of a Heritage Easement Agreement under Section 37 of the Ontario Heritage Act with the tenant of the property at 222 Bremner Boulevard (John Street Roundhouse); and
2. The City Solicitor be authorized to introduce the necessary Bill in Council authorizing the Heritage Easement Agreement.

Financial Impact

There are no financial implications resulting from the adoption of this report.

DECISION HISTORY

At its meeting of September 25, 26 and 27, 2006, City Council adopted Clause 39 of Administration Committee Report 6 entitled “Roundhouse – Lease Amendments with Steam Whistle Inc. and Overall Head Lease to a Single Purpose Ontario Corporation.” The tenant’s obligations are listed in Appendix C, Clause 7 of the report, including

Clause 7 (j), that “the tenant acknowledges the obligation of it to enter into a heritage easement agreement.”

ISSUE BACKGROUND

The John Street Roundhouse was completed in 1931 as a semi-circular structure with 32 bays that originally serviced steam locomotives (and later diesel engines). The Canadian Pacific Railway operated the facility until 1982, and closed the building in 1986. The property at 222 Bremner Boulevard was listed on the City of Toronto Inventory of Heritage Properties in 1984 and designated under Part IV, Section 29 of the Ontario Heritage Act in 1996 by By-law No. 395-96. In 1990, the federal government designated the John Street Roundhouse as a National Historic Site.

The property is owned by the City of Toronto, where the John Street Roundhouse is now a feature in Roundhouse Park. The first 11 bays of the Roundhouse were dismantled and reconstructed as part of the Convention Centre expansion. Since the building closed as a railway facility, it has been used for the storage of rail-related equipment and rolling stock.

COMMENTS

Beginning in 1997, the City sought an outside party to restore and reuse the Roundhouse. Two years later, City Council authorized a 20-year lease with Steam Whistle Brewing Incorporated to operate a specialty brewing operation and retail outlet in Bays 1 to 11. In 2002, City Council authorized a head lease to a consortium comprised of O and Y Properties Incorporated, Headline Media and Tenen Developing and Producing Limited, and the amending of the lease with Steam Whistle to allow the brewery to acquire additional space in the building. The term sheet dated August 26, 2006 for the John Street Roundhouse (Administration Committee, Report 6, Clause 30, Appendix C) sets out the tenant’s obligations in Section 7, including entering into a heritage easement agreement.

To ensure that the John Street Roundhouse receives the strongest heritage protection possible, City Planning staff recommend that City Council grant authority to enter into a heritage easement agreement under Section 37 of the Ontario Heritage Act.

Based on previous agreements, the heritage easement agreement will exclude the Hydro Option lands, consisting of the west portion of the Roundhouse lands and legally described as Parts 2 to 9 inclusive on Plan 64R-13541. The City has a legal obligation to convey the Hydro Option lands unencumbered to Hydro One.

CONTACT

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SIGNATURE

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City Planning Division

ATTACHMENTS

Attachment No. 1: Location Map
Attachment No. 2: Photograph