

September 9, 2009

To: Toronto and East York Community Council

From: Toronto Preservation Board

Subject: 65 Front Street East - Alteration to a Heritage Property and Intention to Designate, Part IV, Section 29, Ontario Heritage Act

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 65 Front Street East, substantially in accordance with the plans and drawings prepared by Gregory Patterson Architect dated May 22, 2009, date stamped received by Heritage Preservation Services on May 22, 2009, and on file with the Manager, Heritage Preservation Services subject to the owner:**
 - a. **Prior to the issuance of any building permit for 65 Front Street East 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 the heritage conservation work included in the above-noted drawings;

providing building permit drawings including detailed descriptions / specifications for the proposed heritage conservation work to the satisfaction of the Manager, Heritage Preservation Services;
 - b. **Prior to the release of the Letter of Credit;**

completing the heritage conservation work by a qualified heritage conservation contractor to the satisfaction of the Manager, Heritage Preservation Services;

providing a Letter of Substantial Completion for the conservation work signed by the project architect and heritage consultant;
2. **City Council state its intention to designate the property at 65 Front Street East under Part IV, Section 29 of the Ontario Heritage Act;**

3. **If there are no objections to the designation in accordance with Section 29(6) of the Ontario Heritage Act, the solicitor be authorized to introduce the Bills in Council designating the property under Part IV, Section 29 of the Ontario Heritage Act; and**
4. **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.**

Background:

The Toronto Preservation Board on September 9, 2009, considered the report (June 2, 2009) from the Director, Policy and Research, City Planning Division.

The Toronto Preservation Board considered a presentation by Greg Patterson, Gregory Patterson Architect,.

Greg Patterson, Gregory Patterson Architect addressed the Toronto Preservation Board.

City Clerk

Margaret Sexton