

July 29, 2010

To: Etobicoke York Community Council

From: Toronto Preservation Board

Subject: 200 Annette Street – Alteration to a Heritage Property and Intention to Designated, Part IV, Section 29, Ontario Heritage Act and Authority to Enter into a Heritage Easement Agreement

Recommendations:

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

- 1. City Council approve the alterations to the property at 200 Annette Street, substantially in accordance with the plans and drawings prepared by Michael Hatch Designs Ltd. dated July 2010, date stamped and received by the City Planning on July 7, 2010 and the Heritage Impact Assessment titled, “200 Annette Street, Toronto, Ontario”, prepared by William N. Greer, Heritage Consultant, dated January 2010, all on file with the Manager, Heritage Preservation Services, subject to the owner:**
 - a. Prior to Site Plan Approval:**
 - i. providing a Conservation Plan, prepared by a qualified heritage consultant, detailing all restoration, repair and new construction work associated with the project, including a condition assessment of the exterior masonry by a qualified heritage masonry specialist with recommendations for its conservation and an estimate of costs associated with all conservation work, to the satisfaction of the Manager, Heritage Preservation Services; and**
 - ii. entering into a Heritage Easement Agreement for the property at 200 Annette Street with the City;**
 - b. Prior to the issuance of any building permit for 200 Annette Street, including a permit for the demolition, excavation and/or shoring on the subject property:**
 - i. providing a Letter of Credit in a form and an amount satisfactory to the Chief Planner and Executive Director, City Planning, to secure all conservation work set out in the Conservation Plan;**
 - ii. providing building permit drawings, including plans, elevations, details and specifications to the satisfaction of the Manager, Heritage Preservation Services; and**

- iii. providing a landscape plan to the satisfaction of the Manager, Heritage Preservation Services;
- c. Prior to the release of the Letter of Credit:
 - i. providing a certificate of project completion prepared by a qualified heritage consultant confirming that the conservation work has been completed in accordance with the Conservation Plan and has maintained an appropriate standard of conservation.
- 2. City Council state its intention to designate the property at 200 Annette Street (Annette Street Baptist Church) 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, City Council authorize the City Solicitor to introduce the bills in Council designating the property under Part IV, Section 29 of the Ontario Heritage Act;
- 4. If there are objections in accordance with Section 29(7) of the Ontario Heritage Act, City Council direct the City Clerk to refer the proposed designation to the Conservation Review Board;
- 5. If the designation is referred to the Conservation Review Board, City Council authorize the City Solicitor and appropriate staff to attend any hearing held by the Conservation Review Board in support of Council's decision on the proposed designation of the property;
- 6. City Council grant authority for the execution of a Heritage Easement Agreement under Section 37 of the Ontario Heritage Act with the owner of the property; and
- 7. City Council authorize the City Solicitor to introduce the necessary bill in Council authorizing the entering into of a Heritage Easement Agreement.

Background:

The Toronto Preservation Board on July 29, 2010, considered the report (July 8, 2010) from the Acting Director, Policy and Research, City Planning, respecting 200 Annette Street – Alteration to a Heritage Property and Intention to Designate, Part IV, Section 29, Ontario Heritage Act and Authority to Enter Into a Heritage Easement Agreement .

For City Clerk

Margaret Sexton

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