

City Council

Motion without Notice

MM51.16	ACTION			Ward: 25
----------------	---------------	--	--	----------

2489 Bayview Avenue, Canadian Film Centre, Windfields Estate, Alterations to a Designated Heritage Property and Authority to Enter into a Heritage Easement Agreement - by Councillor Jenkins, seconded by Councillor Shiner

** This Motion has been deemed urgent by the Chair. Council has added this Motion to the agenda for debate.*

Recommendations

Councillor Jenkins, seconded by Councillor Shiner, recommends that:

1. City Council adopt the recommendations contained in the report (June 16, 2010) from the Acting Director, Policy and Research, City Planning Division.

Summary

The Canadian Film Centre (CFC), the long-term tenant of 2489 Bayview Avenue (the Windfields Estate), has been awarded a grant from the federal-provincial Infrastructure Stimulus Funds program (ISF) in the amount of \$4.5 million dollars for proposed leasehold improvements. The work includes the construction of additional educational and administrative spaces, additional parking, barrier free access, site access improvements and heritage landscape conservation and enhancement. These improvements must be completed by March 31, 2011 or the unspent portion of the ISF funding will be forfeited.

At its March 2010 meeting, City Council already authorized City officials to make amendments to the lease to expand the area of the leasehold and to expedite this project. On June 23, 2010, the Committee of Adjustment granted approval to extend and expand the legal non-conforming use (as an educational facility).

Approval is also required for the proposed alterations to a designated heritage property and for authority to enter into a heritage easement agreement. In a staff report dated June 16, 2010, City staff recommend that City Council approve limited demolition work, alterations and construction of new structures in keeping with the heritage character of the designated property, in order to facilitate completion of the leasehold improvement project. On June 30, 2010, the Toronto Preservation Board endorsed the recommendations of City staff.

The matter is urgent because the March 31, 2011 deadline for completion of the leasehold improvements requires the CFC to begin work on the property as soon as possible. It is therefore also appropriate for City Council to consider the proposed alterations to a designated heritage property and the request for authority to enter into a heritage easement agreement at its meeting on July 6-7, 2010 and not wait until its next meeting on August 25 and 26, 2010.

On June 30, 2010, the Toronto Preservation Board considered the attached report (June 16, 2010) from the Acting Director, Policy and Research, City Planning Division, and has recommended approval.

(Submitted to City Council on July 6 and 7, 2010 as MM51.16)