

June 30, 2010

To: City Council

From: Toronto Preservation Board

Subject: 2489 Bayview Avenue, Canadian Film Centre, Windfields Estate, Alterations to a Designated Heritage Property and Authority to Enter into a Heritage Easement Agreement

**Recommendations:**

**The Toronto Preservation Board recommend to City Council that:**

- 1. City Council grant authority for the execution of a Heritage Easement Agreement under Section 37 of the Ontario Heritage Act with the Canadian Film Centre, tenant of the property.**
- 2. City Council authorize the City Solicitor to introduce the necessary bill in Council authorizing the entering into of a Heritage Easement Agreement.**
- 3. City Council amend former City of North York By-law No. 31874 to change the legal description and revise the Reasons for Designation in accordance with the 2005 amendments to the Ontario Heritage Act.**
- 4. City Council approve the alterations to the heritage property at 2489 Bayview Avenue, substantially in accordance with the plans and elevations as they pertain to the designated property, including SP-1 June 8, 2010 prepared by David Palster AC-1, AC-3, AC-4, AC-5, GA-1, GA-5, GA-6 all dated May 28, 2010, A-1, A-2, dated May 14, 2010 prepared by Nexus Architects, and Ecoplans Limited, date stamped received by Heritage Preservation Services, June 10, 2010, and on file with the Manager, Heritage Preservation Services; and the report titled, "Heritage Impact Assessment, Windfields Estate, Toronto, Ontario, Windfields Campus Improvement Project, Phase 2, May 2010" and "Addendum 1 Heritage Impact Assessment, Windfields Estate" on file with the Manager, Heritage Preservation Services, prepared by Commonwealth Historic Resource Management Limited, subject to the following conditions:**
  - a. No demolition, construction, grading or other soil disturbances shall take place on the subject property prior to the City's Planning Division (Heritage Preservation Services Unit) and the Ministry of Culture (Heritage Operations Unit) confirming in writing that all archaeological licensing and technical review requirements have been satisfied;**
  - b. Prior to final site plan approval the tenant shall:**

- i. provide a detailed Conservation Plan, prepared by a qualified heritage consultant (Heritage Consultant) to the satisfaction of the Manager, Heritage Preservation Services that includes: as-found record of the swimming pool/cabana structures and gatehouse, including photographs keyed to plans and elevations of all the visible exteriors and interiors; detailed descriptions for the proposed heritage conservation work for the two areas; description of the reversibility of alterations; and cost estimates for the conservation work, heritage commemoration work, cultural heritage landscape conservation, and easement photographs; and
  - ii. provide final development plans and landscape plans, to the satisfaction of the Manager, Heritage Preservation Services;
- c. Prior to the issuance of any building permit for the heritage property located at 2489 Bayview Avenue, including a permit for the demolition, excavation, and/or shoring of the subject property, the tenant shall provide the following:
  - i. building permit drawings, including specifications for heritage conservation work prepared by the Heritage Consultant to the satisfaction of the Manager, Heritage Preservation Services; and
  - ii. Letter of Credit, in a form and an amount satisfactory to the Chief Planner and Executive Director, City Planning Division, to secure all work included in the detailed Conservation Plan;
- d. Prior to the release of the Letter of Credit, the tenant shall:
  - i. enter into a Heritage Easement Agreement on the property to the satisfaction of the Manager, Heritage Preservation Services;
  - ii. provide a notice of substantial completion for the heritage conservation work on the gatehouse and cultural heritage landscape prepared by the Heritage Consultant to the satisfaction of the Manager, Heritage Preservation Services; and
  - iii. submit final as-built photographs, of the exteriors and significant interiors of the heritage buildings and significant landscape features satisfactory to the Manager, Heritage Preservation Services.

Background:

The Toronto Preservation Board on June 30, 2010, considered the following:

1. Report (June 16, 2010) from the Acting Director, Policy and Research, City Planning, respecting 2489 Bayview Avenue, Canadian Film Centre, Windfields Estate, Alterations to a Designated Heritage Property and Authority to Enter into a Heritage Easement Agreement.
2. Submission (June 30, 2010) from Jacqueline Mackey, Director of Finance & Administration, Canadian Film Centre.
3. Submission (June 30, 2010) from John J. Stewart, B.L.A., O.A.L.A., C.S.L.A., Commonwealth Historic Resource Management Limited.

The following persons addressed the Toronto Preservation Board:

- Jacqueline Mackey, Director of Finance & Administration, Canadian Film Centre and filed a submission; and
- John J. Stewart, B.L.A., O.A.L.A., C.S.L.A, Commonwealth Historic Resource Management Limited and filed a submission.

For City Clerk

Margaret Sexton

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