

November 26, 2009

To: Toronto and East York Community Council

From: Toronto Preservation Board

Subject: 2 O'Connor Drive - 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

Recommendations:

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

1. City Council state its intention to designate the property at 2 O'Connor Drive under Part IV of the Ontario Heritage Act;
2. If there are no objections to the designation in accordance with Section 26(6) of the Ontario Heritage Act, the City Solicitor be authorized to introduce the Bills in Council designating the property under Part IV of the Ontario Heritage Act;
3. 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;
4. City Council approve the alterations to the heritage property at 2 O'Connor Drive, substantially in accordance with the heritage conservation plans and elevations and heritage impact statement, "2 O'Connor Drive, Heritage Impact Statement, dated revised August 20, 2009" all prepared by E.R.A Architects Inc., date stamped received by the City Planning Division August 27, 2009, and on file with the Manager, Heritage Preservation Services, subject to the following conditions:
 - a. Prior to the passing of Bills in Council the owner shall:

enter into a Heritage Easement Agreement with the City for the protection and long term maintenance of the heritage property at 2 O'Connor Drive, subject to the approved alterations, to the satisfaction of the Manager, Heritage Preservation Services;
 - b. Prior to final site plan approval the owner shall:

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 existing house including photographs keyed to plans and elevations of all the visible exteriors and interiors; detailed descriptions for the proposed heritage conservation work; description of the reversibility of alterations; schedule of long term conservation and maintenance requirements; and cost estimates for the conservation work;

provide final development plans, a landscape plan that enhances the heritage character and views of the front façade of the heritage building and exterior lighting plan for the heritage building, to the satisfaction of the Manager, Heritage Preservation Services;

- c. Prior to the issuance of any building permit for the heritage property located at 2 O'Connor Drive, including a permit for the demolition, excavation, and/or shoring of the subject property, the owner shall provide the following:**

building permit drawings, including specifications for heritage conservation work prepared by the Heritage Consultant to the satisfaction of the Manager, Heritage Preservation Services;

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 owner shall:**

complete the heritage conservation work to the satisfaction of the Manager, Heritage Preservation Services;

provide a notice of substantial completion for the heritage conservation work prepared by the Heritage Consultant to the satisfaction of the Manager, Heritage Preservation Services;

submit final as-built photographs of the exterior and significant interiors of the heritage building at 2 O'Connor Drive satisfactory to the Manager, Heritage Preservation Services;

- 5. City Council grant authority for the execution of a Heritage Easement Agreement under Section 37 of the Ontario Heritage Act with the owners of 2 O'Connor Drive for the property at 2 O'Connor Drive;**
- 6. The City Solicitor be authorized to introduce the necessary Bill in Council authorizing the entering into of the Heritage Easement Agreement.**

Background:

The Toronto Preservation Board on November 26, 2009, considered the report (November 12, 2009), from the Director, Policy and Research, City Planning Division, respecting 2 O'Connor Drive- 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

The Toronto Preservation Board considered the following:

- a. Communication

The following persons addressed the Toronto Preservation Board;

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City Clerk
Margaret Sexton

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